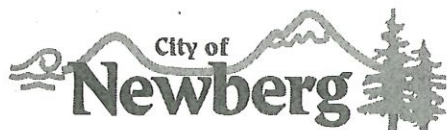


69.95



TYPE II APPLICATION (LAND USE) -- 2020

File #: DR220-0001

TYPES - PLEASE CHECK ONE:

- ☒ Design review
☐ Tentative Plan for Partition
☐ Tentative Plan for Subdivision

- ☐ Type II Major Modification
☐ Variance
☐ Other: (Explain) _____

APPLICANT INFORMATION:

APPLICANT: Jason Didion - Telford+Brown Studio Architecture

ADDRESS: 239 NW 13th Ave Room 305

EMAIL ADDRESS: jasond@telfordbrownstudio.com

PHONE: 503-223-4957

MOBILE: _____

FAX: _____

OWNER (if different from above): Todd Hansen

PHONE: 503-489-8466

ADDRESS: 215 E. 1st St. Newberg, OR 97132

ENGINEER/SURVEYOR: Chris Deslauriers - WDY Civil Engineers

PHONE: 503-203-8111 Ext. 40

ADDRESS: 6443 SW Beaverton-Hillsdale Hwy Suite 210 Portland, OR 97221

GENERAL INFORMATION:

PROJECT NAME: Longplay Wine PROJECT LOCATION: 888 S. Industrial Parkway

PROJECT VALUATION: \$1,140,000

PROJECT DESCRIPTION/USE: Winery - production area and tasting room

MAP/TAX LOT NO. (i.e. 3200AB-400): R3220 00304

ZONE: M-2

SITE SIZE: .84

SQ. FT. ☐

ACRE ☒

COMP PLAN DESIGNATION: Industrial

TOPOGRAPHY: _____

CURRENT USE: Vacant

SURROUNDING USES:

NORTH: Airport

SOUTH: Norman's Floor Covering (retail)

EAST: OR 219 / Residence

WEST: Airport / Auto Repair / other Industrial

SPECIFIC PROJECT CRITERIA AND REQUIREMENTS ARE ATTACHED

General Checklist: ☐ Fees ☐ Public Notice Information ☐ Current Title Report ☐ Written Criteria Response ☐ Owner Signature

For detailed checklists, applicable criteria for the written criteria response, and number of copies per application type, turn to:

Design Reviewp. 12
Partition Tentative Platp. 14
Subdivision Tentative Platp. 17
Variance Checklistp. 20

The above statements and information herein contained are in all respects true, complete, and correct to the best of my knowledge and belief. Tentative plans must substantially conform to all standards, regulations, and procedures officially adopted by the City of Newberg. All owners must sign the application or submit letters of consent. Incomplete or missing information may delay the approval process.

Jason Didion 1/21/2020
Applicant Signature Date

JASON DIDION
Print Name

Todd Hansen 1/21/2020
Owner Signature Date

Todd Hansen
Print Name

Attachments: General Information, Fee Schedule, Criteria, Checklists

RECEIVED

JAN 21 2020

Page 1
Initial: _____



TYPE II APPLICATION (LAND USE) -- 2020

File #: VAR 20-0001

TYPES - PLEASE CHECK ONE:

- ☐ Design review
☐ Tentative Plan for Partition
☐ Tentative Plan for Subdivision

- ☐ Type II Major Modification
☒ Variance FRONTAGE SETBACK
☐ Other: (Explain) _____

APPLICANT INFORMATION:

APPLICANT: Jason Didion - Telford+Brown Studio Architecture
ADDRESS: 239 NW 13th Ave Room 305
EMAIL ADDRESS: jasond@telfordbrownstudio.com
PHONE: 503-223-4957 MOBILE: _____ FAX: _____
OWNER (if different from above): Todd Hansen PHONE: 503-489-8466
ADDRESS: 215 E. 1st St. Newberg, OR 97132
ENGINEER/SURVEYOR: Chris Deslauriers - WDY Civil Engineers PHONE: 503-203-8111 Ext. 40
ADDRESS: 6443 SW Beaverton-Hillsdale Hwy Suite 210 Portland, OR 97221

GENERAL INFORMATION:

PROJECT NAME: Longplay Wine PROJECT LOCATION: 888 S. Industrial Parkway
PROJECT VALUATION: \$1,140,000
PROJECT DESCRIPTION/USE: Winery - production area and tasting room
MAP/TAX LOT NO. (i.e. 3200AB-400): R3220 00304 ZONE: M-2 SITE SIZE: .84 SQ. FT. ☐ ACRE ☒
COMP PLAN DESIGNATION: Industrial TOPOGRAPHY: _____
CURRENT USE: Vacant
SURROUNDING USES:
NORTH: Airport SOUTH: Norman's Floor Covering (retail)
EAST: OR 219 / Residence WEST: Airport / Auto Repair / other Industrial

SPECIFIC PROJECT CRITERIA AND REQUIREMENTS ARE ATTACHED

General Checklist: ☐ Fees ☐ Public Notice Information ☐ Current Title Report ☐ Written Criteria Response ☐ Owner Signature

For detailed checklists, applicable criteria for the written criteria response, and number of copies per application type, turn to:

Design Reviewp. 12
Partition Tentative Platp. 14
Subdivision Tentative Platp. 17
Variance Checklistp. 20

The above statements and information herein contained are in all respects true, complete, and correct to the best of my knowledge and belief. Tentative plans must substantially conform to all standards, regulations, and procedures officially adopted by the City of Newberg. All owners must sign the application or submit letters of consent. Incomplete or missing information may delay the approval process.

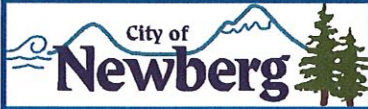
Jason Didion 1/21/2020
Applicant Signature Date
JASON DIDION
Print Name

Todd Hansen 1/21/2020
Owner Signature Date
TODD HANSEN
Print Name

Attachments: General Information, Fee Schedule, Criteria, Checklists

RECEIVED

JAN 21 2020



Cash Register Receipt

City of Newberg

Receipt Number
R6276

DESCRIPTION	ACCOUNT	QTY	PAID
ProjectTRAK			\$2,254.64
DR220-0001	Address: 888 S INDUSTRIAL PKWY	APN: R3220 00308	\$1,335.89
ADDITIONAL ENGINEERING DEPT LAND USE REVIEW FEES			\$397.28
DEVELOPMENT REVIEW	36-8675-3090001	0	\$397.28
TECHNOLOGY FEE			\$63.61
TECHNOLOGY FEE	01-0000-341006	0	\$63.61
TYPE II			\$875.00
DESIGN REVIEW	01-0000-341003	0	\$875.00
VAR20-0001	Address: 888 S INDUSTRIAL PKWY	APN: R3220 00308	\$918.75
TECHNOLOGY FEE			\$43.75
TECHNOLOGY FEE	01-0000-341006	0	\$43.75
TYPE II			\$875.00
VARIANCE	01-0000-341003	0	\$875.00
TOTAL FEES PAID BY RECEIPT:R6276			\$2,254.64

Date Paid: Tuesday, January 21, 2020

Paid By: Jason Didion - Telfore & Brown Studio Architecture

Cashier: BMGN

Pay Method: OTC CARD -01

R3220DD 00300
Lm Properties Llc
2050 Beaver Creek Rd # 101243
Oregon City, OR 97045

R3220DD 91700
Jacque Consenz
3510 Grand Oak Dr
Newberg, OR 97132

R3220DD 91600
Jacque Consenz
3510 Grand Oak Dr
Newberg, OR 97132

R3220DD 91800
Edrf Llc & Four Seasons Heating & Air
1005 Industrial Pkwy
Newberg, OR 97132

R3220DD 91500
Jacque Consenz
3510 Grand Oak Dr
Newberg, OR 97132

R3220DD 00200
William Thurman
16331 NW Avamere Ct
Portland, OR 97229

R3220 00303
Airpark Properties Llc
18485 SW Scholls Ferry Rd
Beaverton, OR 97007

R3220 90005
Susan Krueger
2803 E 9th St UNIT 5
Newberg, OR 97132

R3220 90003
Brian Howe
30350 SW Rebekah St UNIT 15
Wilsonville, OR 97070

R3220 90100
9Th Street Hangars Llc
18485 SW Scholls Ferry Rd
Beaverton, OR 97007

R3220 90001
Ppi Consulting Llc
2803 E 9th St STE 1
Newberg, OR 97132

R3220 90007
Steven & Lorraine Householder
14227 NE Stag Hollow Rd
Yamhill, OR 97148

R3220 90200
9Th Street Hangars Llc
18485 SW Scholls Ferry Rd
Beaverton, OR 97007

R3220DD 91400
Jaque Consenz
3510 Grand Oak Dr
Newberg, OR 97132

R3220DD 00500
Renee Properties Llc
2750 E 9th St
Newberg, OR 97132

R3220DD 00400
Nibler Jamie L Nibler Jamie L Trust
1615 Hoskins St
Newberg, OR 97132

R3220DD 00600
My Dreamworks Llc
2100 NW 22nd Ave
Portland, OR 97210

R3220DD 91100
Martin & Janet Bleck
2706 NW Horizon Dr
Mcminnville, OR 97128

R3220DD 91300
Nw Leasing & Acquisitions Llc
Po Box 517
Newberg, OR 97132

R3220DD 91200
Pc Electric Llc
Po Box 517
Newberg, OR 97132

R3220 90006
Todd & Danielle Farmer
17207 SW Green Heron Dr
Sherwood, OR 97140

R3220 90008
9Th Street Hangars Llc
18485 SW Scholls Ferry Rd
Beaverton, OR 97007

R3220 90004
W F Incorporated
615 S Springbrook Rd
Newberg, OR 97132

R3220 90002
W F Incorporated
615 S Springbrook Rd
Newberg, OR 97132

R3220DD 00900
Rodney & Brenda Harris
1000 Industrial Pkwy
Newberg, OR 97132

R3220 00306
Reverence Llc
34580 NE Wilsonville Rd
Newberg, OR 97132

R3220 00305
Kdk Properties Llc
32700 NE Lesley Rd
Newberg, OR 97132

R3220 00307
Kinton Land And Bison Llc
18485 SW Scholls Ferry Rd
Beaverton, OR 97007

R3221 01702
Ed Bartholemy
18485 SW Scholls Ferry Rd
Beaverton, OR 97007

R3220DD 01700
Godsong
1025 Industrial Pkwy # C
Newberg, OR 97132

R3220DD 00700
Airpark Business Complex Inc
Po Box 248
Newberg, OR 97132

R3220 00304
Lias Vineyard Llc
Po Box 414
Newberg, OR 97132

R3220DD 00100
Norman Gerald P & Sandra J Norman
Family Trust
10905 NE Renne Rd
Newberg, OR 97132

R3220 00300
Lessie Dale
Po Box 248
Newberg, OR 97132

R3220DD 91000
Jarrett Rose
1100 Industrial Pkwy STE 400
Newberg, OR 97132

R3220 90000
9Th Street Hangars Llc
18485 SW Scholls Ferry Rd
Beaverton, OR 97007

Longplay Wine
888 South Industrial Parkway, Newberg, OR

January 10th, 2020
Type II Land Use Application
Project # TBD
Submittal Materials

Applicant: Jason Didion, Project Manager
Telford+Brown Studio Architecture
239 NE 13th Avenue
Portland, OR 97209
(503) 223-4957
jasond@telfordbrownstudio.com

Owner: Todd Hansen
Longplay Wine
215 E. 1st Street
Newberg, OR 97132
503-489-8466

RECEIVED
JAN 21 2020

Initial: _____

Note:

This project was originally approved in its current form effective Nov. 20, 2018 and expired Nov. 20, 2019. This submittal contains no changes from the original approved submittal with the exception of minor revisions to the building façade noted on elevation drawings. Previous Project #: DR2 18-0005, including variance request #VAR 18-0005.

Following is a list of materials being submitted with this application:

- Plan Sets (3 full size copies and 25 half size 11x17 copies)
- Design Review Narrative (25 copies)
- Variance Request Narrative (25 copies)
- Recent Title Report (1 copy)
- Drafts of public notice mailer for design review and variance request and sign (1 each)
- List of Addresses for mailed notices.
- Preliminary Storm Report (1 copy).
- Trip Generation Analysis Memorandum (1 copy).
- FAA Aeronautical Study approval letter (1 copy).



After recording return to
Lia's Vineyard LLC
Post Office Box 414
Newberg, OR 97132

Until a change is requested all tax
statements shall be sent to the
following address
Lia's Vineyard LLC
Post Office Box 414
Newberg, OR 97132

File No 7000-2980016 (srm)
Date December 05, 2017

THIS SPACE RESERVED FOR RECORDER'S USE

Yamhill County Official Records **201802010**
DMR-DDMR
Stn=3 SUTTONS **02/09/2018 09 24 00 AM**
4Pg\$ \$20 00 \$11 00 \$5 00 \$20 00 **\$56 00**

I Brian Van Bergen County Clerk for Yamhill County Oregon certify
that the instrument identified herein was recorded in the Clerk
records

Brian Van Bergen - County Clerk

STATUTORY WARRANTY DEED

Airpark Properties LLC, an Oregon limited liability company, Grantor, conveys and warrants to Lia's Vineyard LLC, an Oregon limited liability company, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein

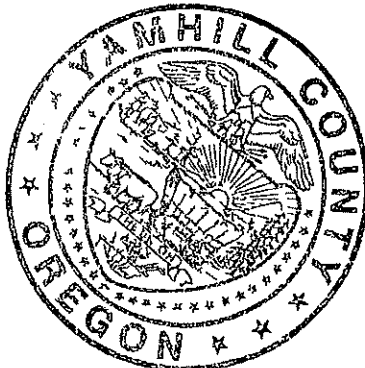
LEGAL DESCRIPTION: Real property in the County of Yamhill, State of Oregon, described as follows

see attached exhibit "A"

Subject to:

- 1 Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey

The true consideration for this conveyance is **\$442,000 00** (Here comply with requirements of ORS 93 030)



STATE OF OREGON }
COUNTY OF YAMHILL } SS

I Brian Van Bergen for the County of Yamhill and State of Oregon do
Herby certify that the foregoing copy of

STATUTORY WARRANTY DEED

4 PAGES

has been by me compared with the original and that it is a correct transcript
therefrom and the whole of such original is the same appears of record at
my office and in my custody in witness hereof I have hereunto set my hand
and affixed the seal of said county

This 6th Day of November A.D. 2019

By *[Signature]*
Terrence Sutton - Deputy County Clerk
Brian Van Bergen - Yamhill County Clerk

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195 300, 195 301 AND 195 305 TO 195 336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010 THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92 010 OR 215 010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30 930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195 300, 195 301 AND 195 305 TO 195 336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010

Dated this _____ day of 7/07/18, 20____

Airpark Properties LLC, an Oregon limited liability company

By ES
Name Ed Bartholemy
Title Member

By [Signature]
Name Jerly Dale
Title Member

By [Signature]
Name Lessie Dale
Title Member

APN 532219

Statutory Warranty Deed
- continued

File No 7000-2980016 (srm)

STATE OF Oregon)
Hill Country) ss
County of Yamhill)

This instrument was acknowledged before me on this 7/7/18 day of July, 2018
by Ed Bartholemy, Jerry Dale and Lessie Dale, as Members of Airpark Properties LLC, on behalf of the
limited liability company

Sherril Marsden
Notary Public for Oregon
My commission expires 4/19/21

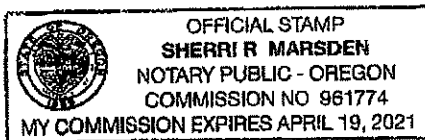


EXHIBIT A

LEGAL DESCRIPTION Real property in the County of Yamhill, State of Oregon, described as follows

Parcel 1 of PARTITION PLAT 2005-47, recorded October 20, 2005 as Instrument No. 200523317, Deed and Mortgage Records, Yamhill County, Oregon

TOGETHER WITH that portion of vacated Ninth Street which inured thereto, as disclosed by City of Newberg Ordinance No. 2014-2770, a copy of which was recorded May 22, 2014 as Instrument No 201405875, Deed and Mortgage Records

TOGETHER WITH that portion quitclaimed to Airpark Properties, LLC in Case No 15CV29211, Circuit Court of Yamhill County, Oregon, the Stipulated General Judgment of which was recorded August 16, 2016 as Instrument No 201612724, Deed and Mortgage Records, and also described in Quitclaim Deed to Airpark Properties, LLC recorded June 8, 2017 as Instrument No 201709183, Deed and Mortgage Records, more particularly described as follows

A parcel of land lying in the NW1/4SW1/4 of Section 21, Township 3 South, Range 2 West, W M , Yamhill County, Oregon and being a portion of that property described in that Deed to the State of Oregon Department of Transportation, recorded April 9, 1992 in Film Volume 267, Page 825, Records of Yamhill County, the said parcel being that portion of said property lying Southwesterly of a line parallel with and 85 00 feet Southwesterly of the center line of the relocated Hillsboro – Silverton Highway, which center line is described as follows

Beginning at Engineer's center line Station 'B' 40+62.10, said station being 2,530.30 feet North and 1,155.69 West of the Southeast corner of the Richard Everest D.L.C. No. 52, Township 3 South, Range 2 West, W M , thence South 21°02'30" East 4,211.41 feet to Engineers Station 'B' 82+73.51

Bearings are based on County Survey No 12222, filed September 26, 2006, Yamhill County, Oregon

TOGETHER WITH 35' wide access easement over Parcels 2 and 3 as disclosed by PARTITION PLAT 2005-47, recorded October 20, 2005 as Instrument No 200523317, Deed and Mortgage Records, Yamhill County, Oregon

SAVE AND EXCEPT that portion acquired by the State of Oregon, by and through its Department of Transportation in Case No CV070329, Circuit Court of Yamhill County, Oregon, the General Judgment of which was recorded November 20, 2008 as Instrument No 200818917, Deed and Mortgage Records

ALSO SAVE AND EXCEPT those portions acquired by the State of Oregon, by and through its Department of Transportation in Case No 15CV29211, Circuit Court of Yamhill County, Oregon, the Stipulated General Judgment of which was recorded August 16, 2016 as Instrument No 201612724, Deed and Mortgage Records

Exhibit "A"

Real property in the County of Yamhill, State of Oregon, described as follows

Parcel 2, PARTITION PLAT 2018-04, recorded as Instrument No 20180111, Deed and Mortgage Records



After recording return to:
Lia's Vineyard LLC
Post Office Box 414
Newberg , OR 97132

Until a change is requested all tax
statements shall be sent to the
following address:
Lia's Vineyard LLC
Post Office Box 414
Newberg , OR 97132

File No.: 7000-2980016 (srm)
Date: December 05, 2017

THIS SPACE RESERVED FOR RECORDER'S USE

Yamhill County Official Records **201802010**
DMR-DDMR
Stn=3 SUTTONS **02/09/2018 09:24:00 AM**
4Pgs \$20.00 \$11.00 \$5.00 \$20.00 **\$56.00**

I, Brian Van Bergen, County Clerk for Yamhill County, Oregon, certify
that the instrument identified herein was recorded in the Clerk
records.

Brian Van Bergen - County Clerk

STATUTORY WARRANTY DEED

Airpark Properties LLC, an Oregon limited liability company, Grantor, conveys and warrants to
Lia's Vineyard LLC, an Oregon limited liability company, Grantee, the following described real
property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Yamhill, State of Oregon, described as follows:

see attached exhibit "A"

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$442,000.00**. (Here comply with requirements of ORS 93.030)

FIRST AMERICAN 2980016-LD

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 2/07/18 day of _____, 20____.

Airpark Properties LLC, an Oregon limited liability
company

By: ES
Name: Ed Bartholemy
Title: Member

By: Jerry Dale
Name: Jerry Dale
Title: Member

By: Lessie Dale
Name: Lessie Dale
Title: Member

APN: 532219

Statutory Warranty Deed
- continued

File No.: 7000-2980016 (srm)

STATE OF Oregon)
County of *Clackamas*) ss.
-Yamhill)

This instrument was acknowledged before me on this 27/7/18 day of _____, 20____
by Ed Bartholemy, Jerry Dale and Lessie Dale, as Members of Airpark Properties LLC, on behalf of the
limited liability company.

Sherril Marsden

Notary Public for Oregon
My commission expires: *4/18/21*

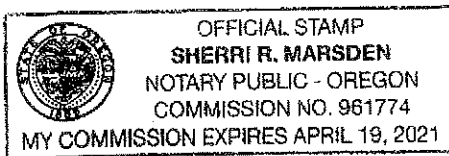


EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Yamhill, State of Oregon, described as follows:

Parcel 1 of PARTITION PLAT 2005-47, recorded October 20, 2005 as Instrument No. 200523317, Deed and Mortgage Records, Yamhill County, Oregon

TOGETHER WITH that portion of vacated Ninth Street which inured thereto, as disclosed by City of Newberg Ordinance No. 2014-2770, a copy of which was recorded May 22, 2014 as Instrument No. 201405875, Deed and Mortgage Records

TOGETHER WITH that portion quitclaimed to Airpark Properties, LLC in Case No. 15CV29211, Circuit Court of Yamhill County, Oregon, the Stipulated General Judgment of which was recorded August 16, 2016 as Instrument No. 201612724, Deed and Mortgage Records, and also described in Quitclaim Deed to Airpark Properties, LLC recorded June 8, 2017 as Instrument No. 201709183, Deed and Mortgage Records, more particularly described as follows:

A parcel of land lying in the NW1/4SW1/4 of Section 21, Township 3 South, Range 2 West, W.M., Yamhill County, Oregon and being a portion of that property described in that Deed to the State of Oregon Department of Transportation, recorded April 9, 1992 in Film Volume 267, Page 825, Records of Yamhill County; the said parcel being that portion of said property lying Southwesterly of a line parallel with and 85.00 feet Southwesterly of the center line of the relocated Hillsboro – Silverton Highway, which center line is described as follows:

Beginning at Engineer's center line Station 'B' 40+62.10, said station being 2,530.30 feet North and 1,155.69 West of the Southeast corner of the Richard Everest D.L.C. No. 52, Township 3 South, Range 2 West, W.M.; thence South 21°02'30" East 4,211.41 feet to Engineers Station 'B' 82+73.51.

Bearings are based on County Survey No. 12222, filed September 26, 2006, Yamhill County, Oregon.

TOGETHER WITH 35' wide access easement over Parcels 2 and 3 as disclosed by PARTITION PLAT 2005-47, recorded October 20, 2005 as Instrument No. 200523317, Deed and Mortgage Records, Yamhill County, Oregon

SAVE AND EXCEPT that portion acquired by the State of Oregon, by and through its Department of Transportation in Case No. CV070329, Circuit Court of Yamhill County, Oregon, the General Judgment of which was recorded November 20, 2008 as Instrument No. 200818917, Deed and Mortgage Records

ALSO SAVE AND EXCEPT those portions acquired by the State of Oregon, by and through its Department of Transportation in Case No. 15CV29211, Circuit Court of Yamhill County, Oregon, the Stipulated General Judgment of which was recorded August 16, 2016 as Instrument No. 201612724, Deed and Mortgage Records.

RECORDING COVER SHEET

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, and does NOT affect the instrument. ORS 205 234

After recording return to

ORS 205 234(1)(c)

Lia's Vineyard LLC

Post Office Box 414

Newberg, OR 97132

OFFICIAL YAMHILL COUNTY RECORDS
BRIAN VAN BERGEN, COUNTY CLERK

201916260



00571903201900162600060063

\$106 00

11/07/2019 12 40 12 PM

DMR-DDMR Cnt=1 Stn=4 JENSENC
\$30 00 \$5 00 \$11 00 \$60 00**1 Title(s) of the transaction(s)**

ORS 205 234(1)(a)

Statutory Warranty Deed

2 Direct party(ies) / grantor(s)

Name(s)

ORS 205 234(1)(b)

Airpark Properties LLC, an Oregon limited liability company

3 Indirect party(ies) / grantee(s)

Name(s)

ORS 205 234(1)(b)

Lia's Vineyard LLC, an Oregon limited liability company

4 True and actual consideration

ORS 205 234(1) Amount in dollars or other

\$ 442,000 00

Other

5 Send tax statements to

ORS 205 234(1)(e)

Lia's Vineyard LLC

PO Box 414

Newberg, OR 97132

6 Satisfaction of lien, order, or warrant

ORS 205 234(1)(f)

☐

FULL

☐

PARTIAL

7 The amount of the monetary obligation imposed by the lien, order, or warrant

ORS 205 234(1)(f)

\$

8 Previously recorded document reference 201802010**9 If this instrument is being re-recorded, complete the following statement**

ORS 205 244(2)

Re-recorded at the request of First American TitleTo correct Exhibit "A" legal descriptionPreviously recorded in Book/Volume _____ and Page _____, or as Fee number 201802010

FIRST AMERICAN



First American

First American Title Insurance Company

825 NE Evans Street
McMinnville, OR 97128
Phn - (503)376-7363
Fax - (866)800-7294

YAMHILL COUNTY TITLE UNIT

FAX (866)800-7294

Title Officer: Clayton Carter

(503)376-7363

ctcarter@firstam.com

LOT BOOK SERVICE

Todd Hanson
PO Box 414
Newberg, OR 97132

Order No.: 1039-3378336
January 13, 2020

Attn:
Phone No.: - Fax No.:
Email: todd@longplaywine.com

Re:

Fee: \$300.00

We have searched our Tract Indices as to the following described property:

Parcel 2, PARTITION PLAT 2018-04, recorded as Instrument No. 20180111, Deed and Mortgage Records.

and as of January 06, 2020 at 8:00 a.m.

We find that the last deed of record runs to

Lia's Vineyard LLC, an Oregon limited liability company

We find the following apparent encumbrances within ten (10) years prior to the effective date hereof:

1. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.
2. Limited access provisions contained in Deed to the State of Oregon, by and through State Highway Commission recorded April 01, 1958, Book 187, Page 96, Deed Records and May 05, 1958, Book 187, Page 410, Deed Records, which provides that no right of easement or right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.

3. Easement, including terms and provisions contained therein:
Recording Information: April 09, 1992, Film Volume 267, Page 823, Deed and Mortgage Records
In Favor of: State of Oregon Department of Transportation
For: slope
4. Easement, including terms and provisions contained therein:
Recording Information: June 11, 1997, Instrument No. 199709415, Deed and Mortgage Records
In Favor of: Portland General Electric Company
For: underground distribution line
5. Easement as shown on the recorded plat/partition
For: public utilities
Affects: southerly 10' as shown on Partition Plat 2005-47
6. Partition Compliance Agreement, including terms and provisions thereof.
Recorded: October 20, 2005, Instrument No. 200523318, Deed and Mortgage Records
7. Covenants, conditions, restrictions and/or easements; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status, or national origin to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes:
Recording Information: September 01, 2006, Instrument No. 200620328, Deed and Mortgage Records
8. Limited access provisions in favor of the State of Oregon, by and through its State Highway Commission as contained in Decree of Condemnation entered May 15, 2008 in Suit No. CV070329 in the Circuit Court/Superior Court from Yamhill County, a copy of which was recorded November 20, 2008, Instrument No. 200818917, Deed and Mortgage Records, which provides that no right of easement or right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.
9. Easement, including terms and provisions contained therein, contained in General Judgment dated May 15, 2008 in Case No. CV070329, Circuit Court, Yamhill County, Oregon:
Recording Information: November 20, 2008, Instrument No. 200818917, Deed and Mortgage Records
In Favor of: State of Oregon, by and through its Department of Transportation
For: highway right of way purposes
10. Easement, including terms and provisions contained therein, contained in General Judgment dated May 15, 2008 in Case No. CV070329, Circuit Court, Yamhill County, Oregon:
Recording Information: November 20, 2008, Instrument No. 200818917, Deed and Mortgage Records
In Favor of: State of Oregon, by and through its Department of Transportation
For: slopes, water, gas, electric and communication service lines, fixtures and facilities

11. Easement, including terms and provisions contained therein:
Recording Information: November 20, 2008, Instrument No. 200818917, Deed and Mortgage Records
In Favor of: State of Oregon, by and through its Department of Transportation
For: sign
12. Relinquishment of Access as contained in Deed/Suit No. CV080185 in the Circuit Court/Superior Court, Yamhill County.
Recorded: October 13, 2009
Recording No.: Instrument No. 200916338, Deed and Mortgage Records
From: Airpark Properties, LLC
To: State of Oregon, by and through its Department of Transportation
13. Reservation of utilities in vacated street area and the right to maintain the same as set forth in Ordinance No. 2014-2770, a copy of which was Recorded May 22, 2014, Instrument No. 201405875, Deed and Mortgage Records.
14. Limited access provisions in favor of the State of Oregon, by and through its State Highway Commission as contained in Decree of Condemnation entered April 13, 2016 in Suit No. 15CV29211 in the Circuit Court/Superior Court for Yamhill County, a copy of which was recorded November 20, 2008, Instrument No. 200818917, Deed and Mortgage Records, which provides that no right of easement or right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.
15. Easement, including terms and provisions contained therein, contained in General Judgment dated April 13, 2016 in Case No. 15CV29211, Circuit Court, Yamhill County, Oregon:
Recording Information: August 16, 2016, Instrument No. 201612724, Deed and Mortgage Records
In Favor of: State of Oregon, by and through its Department of Transportation
For: highway right of way purposes
16. Easement, including terms and provisions contained therein:
Recording Information: August 16, 2016, Instrument No. 201612724, Deed and Mortgage Records
In Favor of: State of Oregon, by and through its Department of Transportation
For: slopes, water gas, electric and communication service lines, fixtures and facilities
17. Easement, including terms and provisions contained therein:
Recording Information: August 16, 2016, Instrument No. 201612724, Deed and Mortgage Records
In Favor of: State of Oregon, by and through its Department of Transportation
For: drainage facilities

18. Temporary Easement, including terms and provisions contained therein:
Recording Information: August 16, 2016, Instrument No. 201612724, Deed and Mortgage Records
In Favor of: State of Oregon, by and through its Department of Transportation
For: work area
19. Easement as shown on PARTITION PLAT 2018-04:
For: public utilities to City of Newberg
Affects: 10' as shown on plat
20. State Highway Permanent Slope & Utilities easement per CS-12647, and as shown on PARTITION PLAT 2018-04.

We have also searched our General Index for Judgments and State and Federal Liens against the Grantee(s) named above and find:

NONE

We find the following unpaid taxes and city liens:

1. Taxes for the year 2019-2020
Tax Amount \$ 2,462.26
Unpaid Balance: \$ 2,462.26 , plus interest and penalties, if any
Code No.: 29.0
Map & Tax Lot No.: R3220 00308
Property ID No.: 710606
2. City liens, if any, of the City of Newberg.

THIS IS NOT a title report since no examination has been made of the title to the above described property. Our search for apparent encumbrances was limited to our Tract Indices, and therefore above listings do not include additional matters which might have been disclosed by an examination of the record title. We assume no liability in connection with this Lot Book Service and will not be responsible for errors or omissions therein. The charge for this service will not include supplemental reports, rechecks or other services.

Land Use Notice

FILE # DR220-XXXX, VAR20-XXXX

PROPOSAL: *New Winery, 6223sf footprint,
Production Area, Tasting Room*

FOR FURTHER INFORMATION, CONTACT:

City of Newberg

Community Development Department

414 E First Street

Phone: 503-537-1240



Community Development Department

P.O. Box 970 • 414 E First Street • Newberg, Oregon 97132
503-537-1240. Fax 503-537-1272 www.newbergoregon.gov

WE WANT YOUR COMMENTS ON A PROPOSED NEW DEVELOPMENT IN YOUR NEIGHBORHOOD

A property owner in your neighborhood submitted an application to the City of Newberg for a variance to construct a winery with an encroachment into a required setback. You are invited to take part in the City's review of this project by sending in your written comments. For more details about giving comments, please see the back of this sheet.

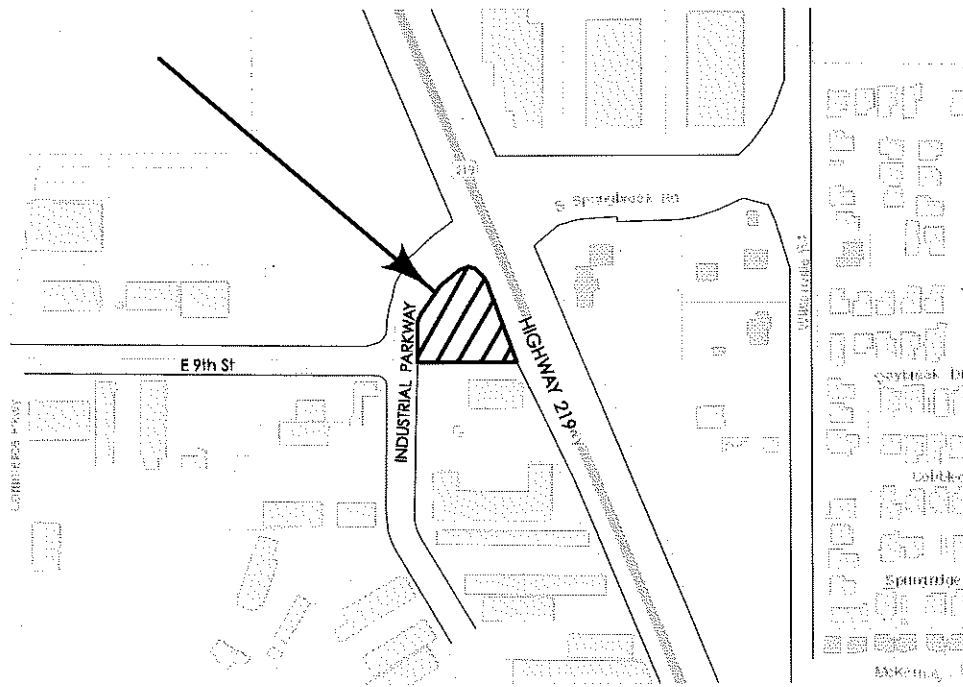
The project would include a 6234sf footprint winery composed of a single pre-manufactured steel building, including a 16 space parking area. The proposed building would encroach within a required setback due to an unusual lot configuration.

APPLICANT: **Jason Didion – Telford+Brown Studio Architecture**
TELEPHONE: **503-223-4957**

PROPERTY OWNER: **Todd Hansen – Lia's Vineyard LLC**

LOCATION: **888 South Industrial Parkway**

TAX LOT NUMBER: **R3220-00304**



We are mailing you information about this project because you own land within 500 feet of the proposed new project. We invite you to send any written comments for or against the proposal within 14 days from the date this notice is mailed.

If you mail your comments to the City, please put the following information on the outside of the envelope:

Written Comments: File No. VAR20-xxx
City of Newberg
Community Development Department
PO Box 970
Newberg, OR 97132

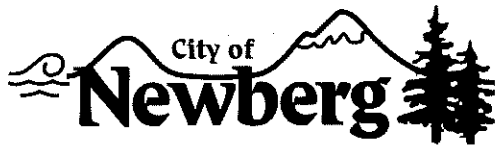
You can look over all the information about this project or drop comments off at Newberg City Hall, 414 E. First Street. You can also buy copies of the information for a cost of 25 cents a page. If you have any questions about the project, you can call the Newberg Planning Division at 503-537-1240.

All written comments must be turned in by 4:30 p.m. on **xx/xx/2020**.

Any issue which might be raised in an appeal of this case to the Land Use Board of Appeals (LUBA) must be submitted to the City in writing before this date. You must include enough detail to enable the decision maker an opportunity to respond. The applicable criteria used to make a decision on this application for variance approval is found in Newberg Development Code Section 15.215.040.

The Community Development Director will make a decision at the end of a 14-day comment period. If you send in written comments about this project, you will be sent information about any decision made by the City relating to this project.

Date Mailed: **xx/xx/2020**



Community Development Department

P.O. Box 970 • 414 E First Street • Newberg, Oregon 97132
503-537-1240. Fax 503-537-1272 www.newbergoregon.gov

WE WANT YOUR COMMENTS ON A PROPOSED NEW DEVELOPMENT IN YOUR NEIGHBORHOOD

A property owner in your neighborhood submitted an application to the City of Newberg to construct *a winery*. You are invited to take part in the City's review of this project by sending in your written comments. For more details about giving comments, please see the back of this sheet.

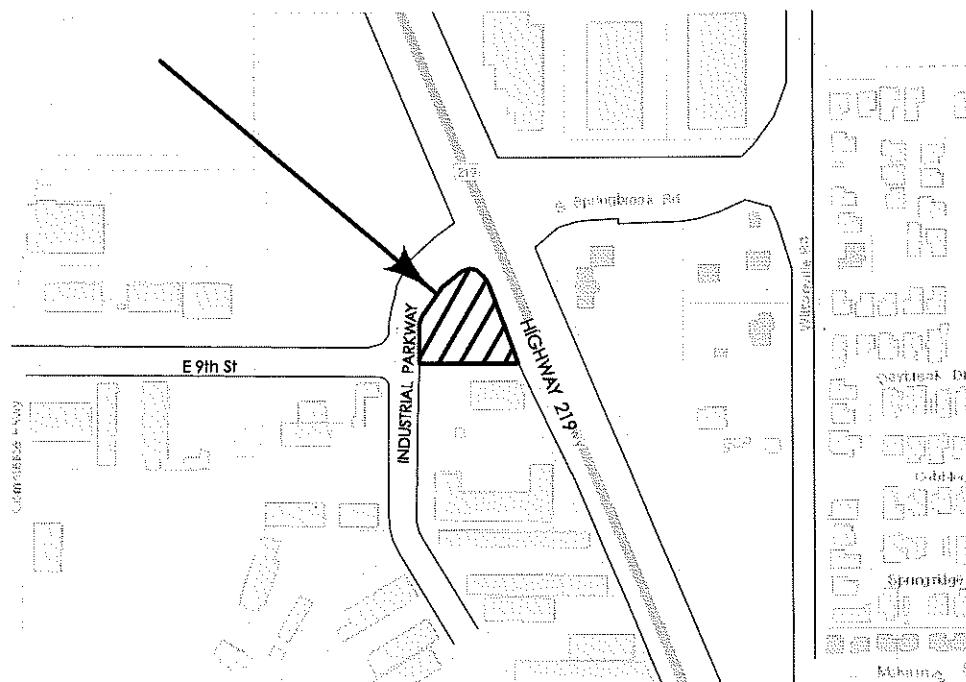
The development would include *a production area, tasting room and kitchen*.

APPLICANT: *Jason Didion – Telford+Brown Studio Architecture*
TELEPHONE: *503.223.4957*

PROPERTY OWNER: *Todd Hansen – Lia's Vineyard LLC*

LOCATION: *888 South Industrial Parkway, Newberg, OR*

TAX LOT NUMBER: *R3220 00304*



We are mailing you information about this project because you own land within 500 feet of the proposed new project. We invite you to send any written comments for or against the proposal within 14 days from the date this notice is mailed.

If you mail your comments to the City, please put the following information on the outside of the envelope:

Written Comments: File No. DR220-xxxx
City of Newberg
Community Development Department
PO Box 970
Newberg, OR 97132

You can look over all the information about this project or drop comments off at Newberg City Hall, 414 E. First Street. You can also buy copies of the information for a cost of 25 cents a page. If you have any questions about the project, you can call the Newberg Planning Division at 503-537-1240.

All written comments must be turned in by 4:30 p.m. on xx/xx/2020. Any issue which might be raised in an appeal of this case to the Land Use Board of Appeals (LUBA) must be submitted to the City in writing before this date. You must include enough detail to enable the decision maker an opportunity to respond. The applicable criteria used to make a decision on this application for design review approval are found in Newberg Development Code 15.220.050(B).

The Community Development Director will make a decision at the end of a 14-day comment period. If you send in written comments about this project, you will be sent information about any decision made by the City relating to this project.

Date Mailed: xx/xx/2020

Longplay Wine
888 South Industrial Parkway, Newberg, OR

January 10th, 2020
Type II Land Use Application
Project # TBD
Variance Request Narrative

Applicant: Jason Didion, Project Manager
Telford+Brown Studio Architecture
239 NE 13th Avenue
Portland, OR 97209
(503) 223-4957
jasond@telfordbrownstudio.com

Owner: Todd Hansen
Longplay Wine
215 E. 1st Street
Newberg, OR 97132
503-489-8466

Note:

This variance request was originally approved in its current form in conjunction with Land Use submittal # DR2 18-005 effective Nov. 20, 2018 and expired Nov. 20, 2019. This request contains no changes from the original approved submittal.
Previous Project #: VAR 18-0005.

Variance Request Statement

As part of this Land Use Application, we are requesting a variance for one proposed item which is non-conforming to the Newberg Municipal Code.

NMC 15.410.020.C requires a 20' front yard setback in a M-2 (Industrial) district. Our proposed building encroaches within this setback area at four (4) locations located along the east frontage adjacent to Highway 219 (see site plan LU-1.0, noted locations 1a-1d).

Criteria Responses:

(A) A strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty inconsistent with the objectives of this code.

A limited total buildable area on the site compounded by an erratic property line makes designing an industrial building and associated parking cost prohibitive and challenging. Within this lot, our client is proposing to place an industrial building suitable for wine production, including truck access as well as providing the required parking per the NMC. A strict conformance to the above regulation does not allow for this in design and cost-appropriate ways. The unusual lot shape is the primary reason for this requested variance. The site, due to its roughly triangular shape and erratic property lines, along with its location at the intersection of Industrial Parkway and Highway 219, is

roughly 2/3 frontage with 1/3 interior lot-line, subjecting the site to an unusually large percentage of frontage level setback requirements. Development on the site is further restricted by a number of utility and/or slope easements located along all three sides of the property.

(B) There are exceptional or extraordinary conditions applicable to the property which do not apply generally to other properties classified in the same zoning district.

The property was created during a recent reconfiguration of the surrounding roadways including the intersection of S. Industrial Parkway and Highway 219, which involved the abandonment of a section of E. 9th St. This lot, while developable, was established from the area that remained after all other surrounding improvements were established, rather than drawn as part of a logical, conventional partition. These circumstances produce a challenging site, for constructing an industrial building of feasible size while providing access for trucks and cars. One of our goals is to utilize the existing driveway and access point to minimize the impact on the surrounding neighborhood and roadway while provide all the necessary parking. This is therefore a major component of the proposed orientation of the site plan. While we have attempted to work within the various restrictions, we have found the east frontage setback to be especially restrictive due to the location and shape of the east property line in relation to Highway 219 and its associated sidewalk and improvements.

(C) Strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zoning district.

In total, the 36,516sf lot is reduced to 20,994sf of buildable area (58% of total) when conforming to standard setbacks and restrictions within the NMC, and further down to 14,953sf of buildable area (41%) when measured within all existing easements. For comparison, a typical square corner lot measuring 190' on all sides would equal a comparable 36,100sf. When applying standard setbacks and landscaping requirements (including 2 sides of frontage) within the M2 zoning district, there would still be 27,225sf available to develop (75% of the site).

It was our goal to design an efficient and beautiful building within a reasonable budget for this client. We have designed a relatively orthogonal building utilizing a common industrial pre-formed metal building system, altering the frame somewhat to work within the constraints of the site (diagonal wall at the NE corner). It would not be feasible however to design the building to undulate completely within the constraints of the east setback. This variance allows us to maximize the area of the building closer to what would be possible on a similar sized traditionally shaped lot, while keeping within the simple discipline of the building system by intermittently and minimally encroaching into the setback only where necessary.

(D) Granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zoning district.

We are attempting to work within the site's constraints and within the Newberg Municipal Code in a reasonable way, taking into consideration many factors that determine the restrictions on the site. The variance we are requesting will allow our client to build a building of sufficient size for their production needs which is still smaller than would comfortably be possible on a similar sized lot of conventional shape and orientation. We designed a building and access that are not only in keeping with Newberg's goals of maintaining itself as a center for agricultural industry, but will also

serve to beautify and center this limited usability site. Beyond this variance request (required due to the restrictive site), we are not requesting any additional variances from the City of Newberg.

(E) Granting of the variance will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity.

The building has been designed and sited such that the points at which it encroaches with the required setback are located along the area of the greatest distance between the building and adjacent properties and/or improvements.

The proposed encroachments into the setback occur intermittently along the east property line running adjacent to Highway 219 and its associated public improvements. This property line runs roughly parallel to Highway 219 offset a varying distance from the sidewalk along its length. This configuration and shape inherently provides a fairly substantial area of existing landscaping between the Highway 219 sidewalk and the property, ranging from approximately 10' along the north end to over 30' toward the south. We feel as though the visual impact of intermittently encroaching into the setback along this frontage is mitigated by the total landscaped area that would remain between the proposed building and the public sidewalk, which, at every point proposed, exceeds 20' in width. For instance, at point 1b, the building projects into the required frontage by approximately 7'. From this point, there is approximately 21' of landscaped area between the building and the sidewalk, including existing improved frontage and street trees.

It is our contention that a substantial physical and visual buffer is retained between the building and the highway 219 frontage that provides adequate protection of public health and safety and from any potential adverse effects on the adjacent public improvements.

Longplay Wine
888 South Industrial Parkway, Newberg, OR

January 10th, 2020
Type II Land Use Application
Project # TBD
Design Review Narrative

RECEIVED
JAN 21 2020

Initial: _____

Applicant: Jason Didion, Project Manager
Telford+Brown Studio Architecture
239 NE 13th Avenue
Portland, OR 97209
(503) 223-4957
jasond@telfordbrownstudio.com

Owner: Todd Hansen
Longplay Wine
215 E. 1st Street
Newberg, OR 97132
503-489-8466

Note:

This project was originally approved in its current form effective Nov. 20, 2018 and expired Nov. 20, 2019. This submittal contains no changes from the original approved submittal with the exception of minor revisions to the building façade noted on elevation drawings. Previous Project #: DR2 18-0005.

Design Review Criteria Response:

- (1) Design Compatibility: The proposed development consists of a 8,881sf winery. This total includes 1,150sf of accessory tasting room and 1,379sf of exterior covered area. The structure consists of a pre-fabricated metal building. Exterior materials consist of corrugated metal siding, concrete walls, and fiber cement vertical panels (please see attached elevations). The site is located in an M-2 Industrial district comprised mostly of similar prefabricated 1-2 story metal buildings with vertical metal siding, occasionally incorporating attached accessory structures of various claddings including wood panel, horizontal siding, or stone. We believe that the building form, scale, and materials are compatible with the existing properties in the area.
- (2) Parking and On-Site Circulation: Off street parking is provided as part of the proposed development. All spaces exceed the minimum dimensions and maneuverability standards detailed in NMC 15.4440. 15 spaces are required based upon 7,083sf interior gross floor area, excluding building service areas as defined by the NMC. 16 spaces are provided, including 1 required accessible van space per OSSC-1106. One bicycle parking space is required per NMC 15.440.100, we are proposing to install four(4) bicycle parking spaces (see LU-1.0, keynote 1).
- (3) Setbacks and General Requirements: The proposed structure at its highest point measures 25' from grade. NMC 15.415 lists M-2 zoning districts as having no height limitation. The site has been designed to utilize the current existing entry point via Industrial Parkway. The total parcel size is 36,517sf, a portion of which lies within the public street (Industrial Parkway). When the area located within the public street is removed, the remaining lot size is 29,841sf. The lot coverage, based on this lot size (29,841sf) and the building coverage area, not counting exterior covered spaces

(7,502sf) equals 25%. The parcel is roughly triangular shaped, bordered by public roads on the northwest (Industrial Parkway) and the east (Highway 219), and a M-2 Industrial lot to the south. We are conforming our development to a 20' frontage setback along both northwest and east property lines. We are however, due to the difficult shape of the site, applying concurrently for a variance to encroach upon the 20' setback along the east frontage. The proposed building is placed in conformance with the required site line triangle, described in NMC 15.410.060, at the intersection of Industrial Parkway and Hwy, 219. The south property line is located at the centerline of a vacated portion of E. 9th Street which includes an existing curb cut on to Industrial Parkway. Existing access to the site is provided by a 25' wide shared access easement centered on the property line which extends 40' into the property from the intersection of Industrial Parkway. We are proposing that the access point remain at this location. A required 5' landscape strip will be placed at the south property line extending from the point where the existing easement terminates.

- (4) Landscaping: The proposed site plan includes 23.8% landscaped area based upon the 29,841sf lot size (excluding the parcel area located within the public street). 10' landscape strips have been provided between parking areas and adjacent streets. A 5' landscape strip is required and provided along the south property line outside the existing access easement. Please see landscape plan 1/LU1.2 for proposed planting.
- (5) Signs: The building signage will consist of 202sf of text conforming to NMC 15.435.070 located on two facades. The east elevation: 112.5sf of signage based on 121 linear feet of building frontage, north elevation: 89sf of signage based on 91'-8" of frontage. Please refer to sheet LU-1.4 for proposed elevations and signage diagrams.
- (6) NA
- (7) Zoning District Compliance: Per pre-application meeting notes 1/3/2018, the use (Winery) is allowed within the M-2 (Light Industrial) designation with the associated tasting room considered an allowable accessory use.
- (8) Sub district Compliance: The site does not lie within an overlay zone.
- (9) Alternative Circulation, Roadway Frontage Improvements: The project is proposing to utilize the existing site access point with includes an existing shared access easement. The driveway curb cut will need to be reconstructed. The driveway is proposed aligned with the center line of 9th street and traffic shouldn't be a problem since 9th street is a stopped intersection and Industrial Way is a thru street then both the driveway and 9th street would be generally aligned properly for stop control. No other public improvements are required or proposed.
- (10) Traffic Study: Please see the attached memo providing calculations per the ITE Trip Generation Manual showing a PM Peak Hour Trips value of 4. This does not reach the Threshold for which a traffic study is required.

As requested during the original submittal review, please see the following descriptions of the proposed pre-treatment process and the proposed activity under the South canopy:

The activity under the awning will include grape sorting and bin washing. It will be an open area of the processing zone and waste water from under the awning will be treated the same as wastewater inside the facility. Please see C2.0 & C2.1 for Sanitary Drain placement and system configuration.

1. Wastewater from the processing areas will be collected through a system of grates for pretreatment prior to entering the sanitary sewer system.

2. This water will be filtered through screens to remove any solids. Solids will be removed and properly disposed offsite with other compostable solid waste.
3. Screened wastewater will be stored temporarily in a poly tank and its pH adjusted using Potassium hydroxide aka caustic potash, caustic soda or sodium bicarbonate.
4. A log of pH readings before and after adjustment and adjustments made will be maintained on site.
5. Only after production wastewater has been adjusted to an acceptable pH value will it enter the sanitary sewer system.

MEMORANDUM

DATE: July 16, 2018

TO: Jason Didion – Richard Brown Architect

FROM: Dana M. Beckwith, P.E. / P.T.O.E.

SUBJECT: Longplay Wine - 888 Industrial Parkway Trip Generation

P18-090-000

This memorandum summarizes the trip generation analysis for the proposed Longplay Winery located at 888 Industrial Parkway in the City of Newburg Oregon.

PROJECT DESCRIPTION

The Longplay Winery development, located at 888 Industrial Parkway is located within an area of Newburg zoned as M-2 Light Industrial. The development is a conforming land use per the City of Newburg Municipal Code Section 15.303.500 and consists of the following:

- Industrial land use total building area = 8,881sf
 - Interior production area = 6,352 sf
 - Interior tasting room = 1,150 sf
 - Exterior covered area = 1,379 sf
- Total Gross Floor Area = 7,083 sf (excludes un-enclosed areas under canopies and building service areas)

The tasting room is less than 20 percent of the total gross floor area and will operate four days a week (including weekends). The tasting room hours of operation are anticipated to be from 11 am to 5 pm.

TRIP GENERATION

Trip rates presented in the Institute of Transportation Engineers (ITE) Trip Generation Manual, Tenth Edition, were utilized to estimate the projected site's trip generation. The projected site's trip generation is based on trip rates identified for a Light Industrial (ITE 110) land use. Table 1 presents the projected trip generation for the site.

Table 1: Trip Generation Summary

Land Use	ITE Code	Proposed Units (sq. ft.)	Units / 1000 sq. ft.	Weekday ADIT ^a	PM Peak Hour Trips
Light Industrial	110	7,083	7.1	35	4

^a Average Daily Trips



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2018-ANM-6586-OE

Issued Date: 03/25/2019

Todd Hansen
Lia's Vineyard LLC
215 E. 1st Street
Newberg, OR 97132

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Building Longplay Wine Production Building
Location:	Newberg, OR
Latitude:	45-17-35.45N NAD 83
Longitude:	122-57-00.18W
Heights:	170 feet site elevation (SE) 25 feet above ground level (AGL) 195 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- ☐ At least 10 days prior to start of construction (7460-2, Part 1)
☒ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/ lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 2.

This determination expires on 09/25/2020 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (424) 405-7641, or tameria.burch@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2018-ANM-6586-OE.

Signature Control No: 390836267-400492071

Tameria Burch
Technician

(DNE)



Structural • Civil Engineers

**STORM DRAINAGE
CALCULATIONS**

FOR

**LONGPLAY WINERY
PRIVATE IMPROVEMENTS
SE ¼ SECTION 20, T. 3 S., R. 2 W., WM.,
IN A PORTION OF THE RICHARD EVEREST DONATION LAND
CLAIM NO. 52
NEWBERG, OREGON**

Preliminary

01/09/2020 12:47:49 PM



RENEWS: 12-31-2021

TABLE OF CONTENTS/INCLUSIONS:

Storm Drainage Narrative:.....	STM-1 to STM-2
Tributary Area Maps:.....	STM-3 to STM-4
Design Parameters & Calculation Summaries:.....	STM-5 to STM-9
HydroCAD & Calculations Print-Outs:.....	STM-10 to STM-25
Baysaver BayFilter CBF-4 Detail.....	STM-26



Richard Brown Architect
239 NW 13th Ave room 305
Portland, OR 97209

February 1, 2019

RE: Longplay Winery "Storm Drainage Narrative"

Dear Mr. Brown,

At your request, WDY, Inc. has completed the following storm drainage design calculations for the Longplay Winery. The purpose of this report is to design a stormwater detention and water quality system with the capacity to receive the new stormwater runoff from the entire proposed redevelopment area. The storm drainage design is in accordance with the 2015 City of Newberg Design and Construction Standards Manual.

Site Existing Conditions

The existing site is approximately 26,905 sf (0.62 acres) in size and is undeveloped. There is 19,797 sf of native grass and dirt, 4,035 sf of gravel, 3,040 sf of paved road, and 33 sf of concrete around a catch basin. The site slopes from the northeast to the southwest. The slopes in the north and east areas of the property are in the range of 4H:1V slope with the rest of the site generally flat with slopes less than 5%. There are multiple utility and slope easements within the site that benefit the Oregon Department of Transportation and the City of Newberg. All easements are required to remain. The project will be defining and conveying an access easement to the City of Newberg for access to the utilities within the easements.

Proposed New Site Development:

The proposed development includes a new winery tasting and wine making building, new paved parking lot, concrete walkways, and landscaping. There is 20,471 sf of impervious roof and pavement area and 6,434 sf of pervious area proposed for the project. All the existing easements on site are to remain and as previously stated a public access easement will be conveyed to the City of Newberg for access to the utilities.

The stormwater mitigation plan will capture stormwater runoff in roof downspouts, catch basins, and area drains. All the stormwater will be routed through a "Baysaver BayFilter" water quality catch basin to meet the water quality requirements of the 1-inch 24 hour SBUH storm. The "Baysaver" catch basin has an internal high-flow by-pass for storm flows greater than the water quality event. All onsite storm will flow through the water quality catch basin and discharge to 160 L.F. of 36" diameter HDPE detention pipe. The stormwater runoff flows will be managed by a private detention control manhole to detain the post developed ½ 2yr, 2yr, 10yr and 25yr design events to their respective pre-developed runoff rates. The HydroCAD print outs show this analysis summary. The onsite storm drainage will then discharge to the public conveyance system. Infiltration was not recommended by the geotechnical engineer due to clay soils and low infiltration rates.

HydroCAD version 10.00 software was used to analyze all stormwater runoff quantities. The simulation uses a Santa Barbara Urban Hydrograph in conjunction with the City of Newberg's required rainfall depths for the 24-hour hydrograph model storm. See the enclosed site area maps, detailed parameters and calculations, HydroCAD printouts to show pre, post and detained flows, and specification sheets of the water quality catch for supporting information.

Longplay Winery
"Stormwater Design Narrative"
Page 2

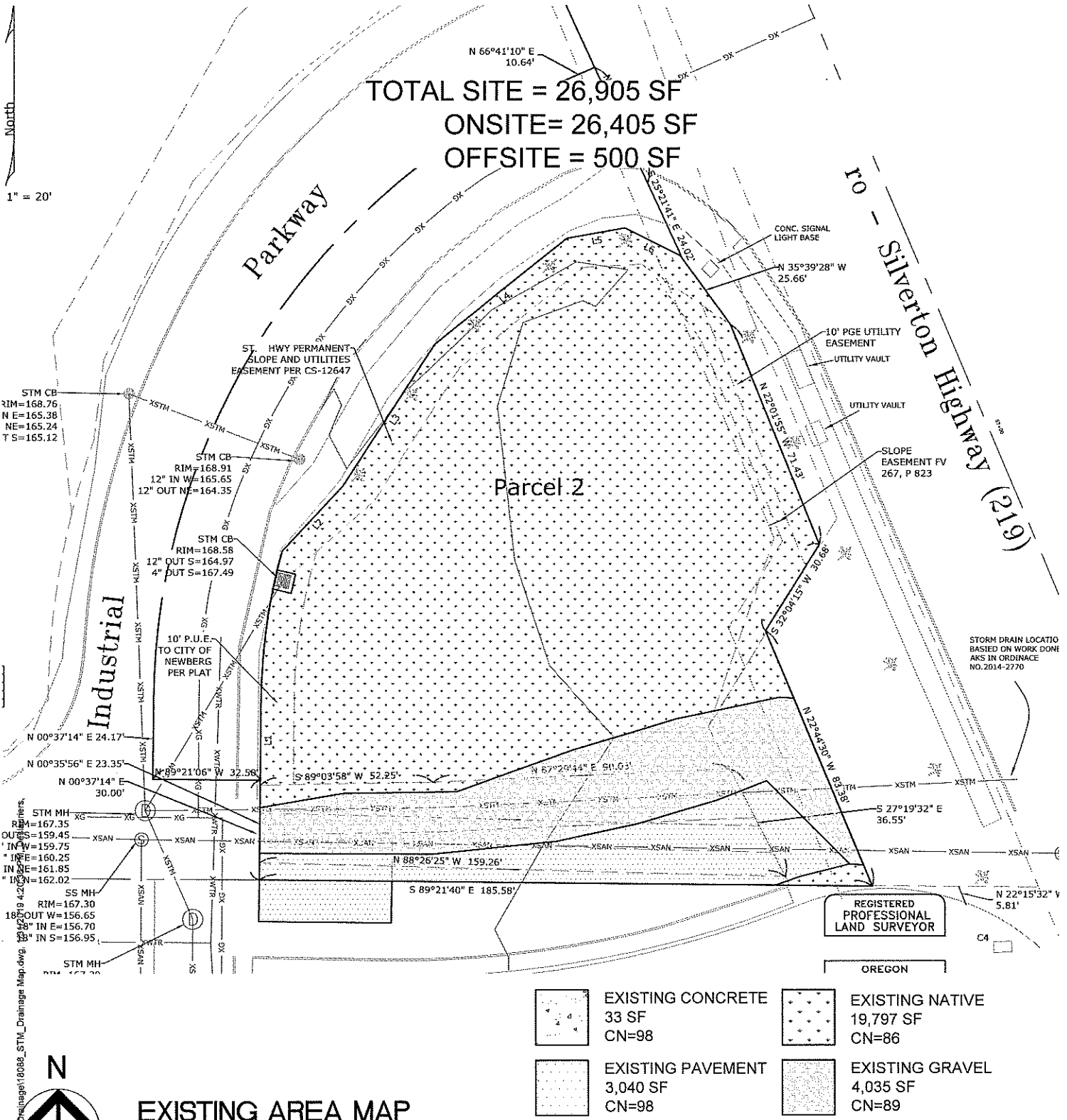
Downstream Conveyance:

The proposed development will discharge into an existing public storm sewer that crosses the project site in an existing public easement. The existing storm sewer crossing the site accepts discharge from the Hwy 219 ODOT owned right of way from existing water quality storm planters located along the west side of the ODOT right of way. The existing 12-inch diameter public storm sewer pipe crossing the project site also appears to accept storm water from this project site from existing onsite catch basins located along the west property line that were installed under the Capital Improvement Project that improved Industrial Parkway and Hwy 219. The public storm system continues west to a low point in 9th Street where the piped conveyance system joins with conveyance piping that collects storm water from area's west of this low point and appears to outfall into a regional open channel conveyance system that is approximately 350 feet west of the project site and on the south side of East 9th Street. The regional open channel flow drainage way is an existing drainage way that appears to drain a very large area of approximately 11 acres or more. The subject project drainage area is approximately 0.62 acres which makes our site about 5.4% of the tributary drainage basin at the point of discharge to the open channel drainageway. This conveyance system and tributary area appears be a tributary of Hess Creek which is well over ¼ mile downstream of 9th street. Hess creek drains to what appears to be a regional pond or wetland prior to discharging into the Willamette River approximately 1 mile south of the subject project property. The storm drainage design of the project property proposes to detain onsite post developed flows to their respective predeveloped rates indicating that the project will not increase flows to the public system from current conditions. Additionally, no known restrictions of the public conveyance system are known to exists between the project site connection and the point of discharge into the open channel drainage way at 9th Street or downstream within the open channel conveyance system.

Sincerely,

Chris Deslauriers, P.E.





EXISTING AREA MAP



Structural · Civil Engineers

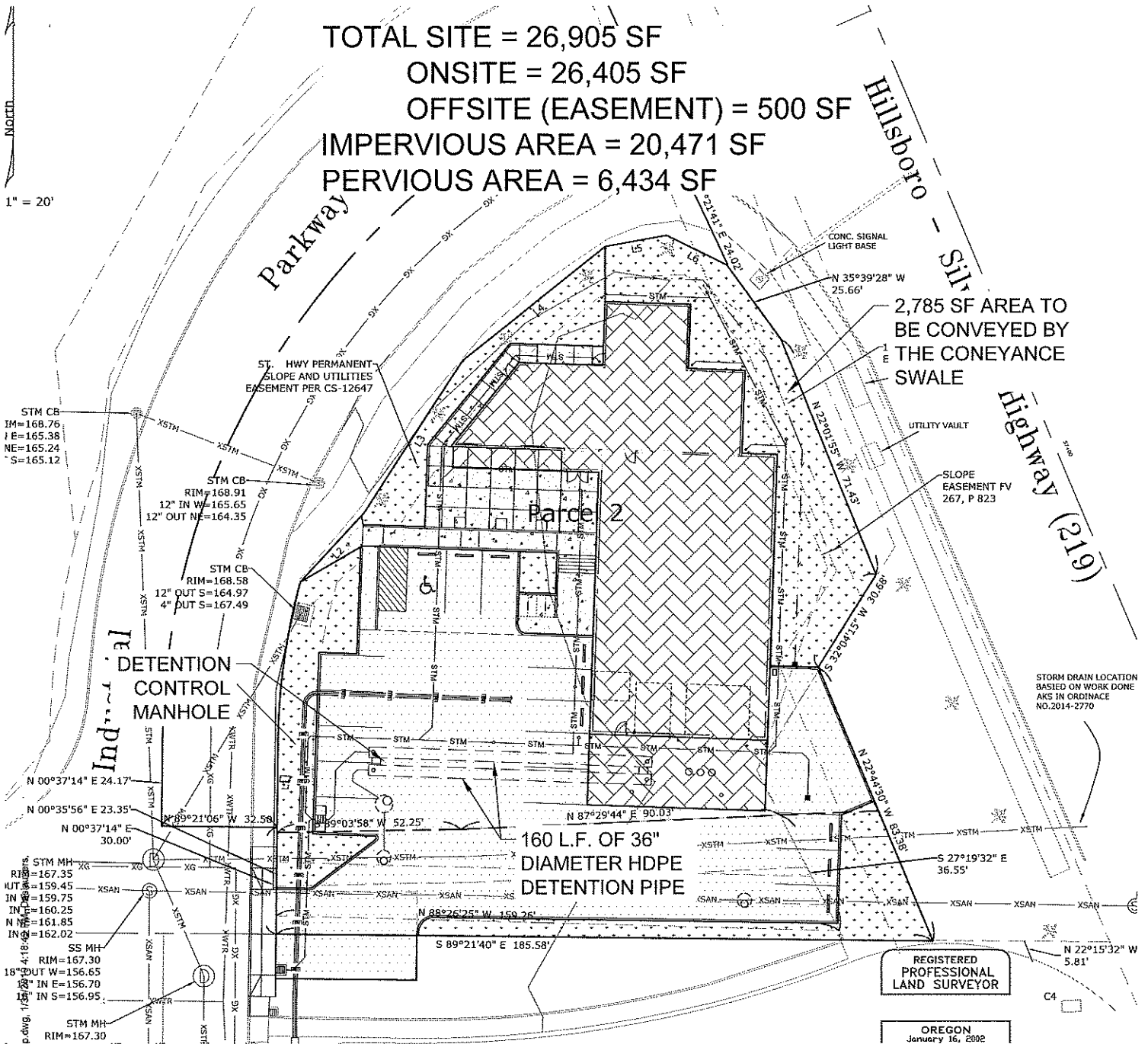
DETAIL: STORMWATER EXISTING TRIBUTARY AREA MAP
SCALE: 1" = 40'-0"

©2018 WDY, INC.

Job Name: LONGPLAY WINERY**Date:** FEBRUARY 2019**Job No.:** 18088.50**Drawn:** RMK**Client:** RBA**Sheet:** STM-3

TOTAL SITE = 26,905 SF
 ONSITE = 26,405 SF
 OFFSITE (EASEMENT) = 500 SF
 IMPERVIOUS AREA = 20,471 SF
 PERVIOUS AREA = 6,434 SF

1" = 20'



N

PROPOSED AREA MAP



PROPOSED ROOF
 7,451 SF
 CN=98



PROPOSED PAVEMENT
 11,006 SF
 CN=98



PROPOSED LANDSCAPING
 6,434 SF
 CN=86



PROPOSED CONCRETE
 2,014 SF
 CN=98



Structural · Civil Engineers

DETAIL: STORMWATER PROPOSED TRIBUTARY AREA MAP
SCALE: 1" = 40'-0"

Job Name: LONGPLAY WINERY**Date:** FEBRUARY 2019**Job No.:** 18088.50**Drawn:** RMK**Client:** RBA**Sheet:** STM-4

Job Name: **Longplay Winery**Job No: **18088_5**Sheet No: **STM-5**Client: **RBA**Date: **October 2018** By: **RMK**

Site Storm Drainage Design Criteria

- Provide stormwater quantity to meet 2014 City of Newberg's Design Standards Manual
- Soil Type: Aloha silt loam, 0 to 3 percent slopes; Hydrologic Soil Group C/D
- City of Newberg requirements:
 - Detain post-developed stormwater runoff for 2, 10, and 25-year 24-hour storms to the pre-developed 2, 10, and 25-year 24-hour storms respectively
- Provide stormwater quality to meet City of Newberg requirements:
 - Treat the water quality runoff flow from a 1.0 in/hr 24-hour intensity storm
- Provide runoff conveyance to meet City of Newberg requirements:
 - At full flow for a 100-year, 24-hour storm event
- Rainfall Depths Per Santa Barbara Urban Hydrograph in conjunction with the City of Newberg Design Standards Manual Rainfall Depths for a 24-hour model storm:

Storm Event	Rainfall Depth
2-yr	2.5 in
5-yr	3.0 in
10-yr	3.5 in
25-yr	4.0 in
50-yr	4.2 in
100-yr	4.5 in

- Runoff Curve Numbers (CN)
 - Pre-developed areas are analyzed with runoff (CN) = 86
 - Impervious areas are analyzed with runoff CN = 98
 - Pervious Landscaping/native grass areas area analyzed with runoff CN = 86
- Total site area = 26,905 sf = 0.62 acres
 - Impervious area = 20,471 sf
 - Pervious area = 6,434 sf

Job Name: **Longplay Winery**Job No: **18088_5**Sheet No: **STM-6**Client: **RBA**Date: **October 2018** By: **RMK**

Stormwater Quality/Detention Design Calculations

- Summary of Detention Design Release Rates

<u>Storm Event</u>	<u>Pre-Developed Runoff</u>	<u>Post-Developed Runoff</u>	<u>Post-Developed Release Rates*</u>	<u>Peak Elevation</u>
1/2 2yr	0.03	0.13	0.03	164.04 ft
2-yr	0.18 cfs	0.31 cfs	0.18 cfs	164.83 ft
10-yr	0.32 cfs	0.46 cfs	0.32 cfs	165.29 ft
25-yr	0.39 cfs	0.54 cfs	0.39 cfs	165.55 ft
100-yr	0.47 cfs	0.61 cfs	0.69 cfs	165.85 ft

*"Release Rates" is the rate at which runoff is being released into the public conveyance system from the detention control manhole.

Job Name: **Longplay Winery**Job No: **18088_5**Sheet No: **STM-7**Client: **RBA**Date: **October 2018** By: **RMK**

Stormwater Quality Calculations

- Treat the water quality runoff flow from a 1.0 in/hr 24-hour intensity storm
 - From HydroCAD Water Quality Flow (WQF) = 0.10 cfs
 - # of Cartridges = $\frac{WQF * (60 \text{ sec/min}) * (7.48 \text{ gal/ft}^3)}{\text{Cartridge GPM Design Rate}}$
 - # of Cartridges = $\frac{0.10 \text{ cfs} * (60 \text{ sec/min}) * (7.48 \text{ gal/ft}^3)}{22.50 \text{ GPM/cartridge}} = 1.995 = 2 \text{ Cartridges}$
 - Use 2 BayFilter Baysaver Cartridges (1 catch basin)
 - See STM-29 for standard BayFilter Baysaver Catch Basin detail

Job Name: **Longplay Winery**Job No: **18088_5**Sheet No: **STM-8**Client: **RBA**Date: **October 2018** By: **RMK**

Conveyance Calculations

- **Manning's Equation**

- $Q_{\max} = \frac{1.486 \times A \times R^{2/3} \times S^{1/2}}{n}$

- Where n = Manning's Roughness Coefficient, A = Flow Area, R = Hydraulic Radius, S = Slope

- **8" diameter pipe at 0.5% slope:**

- n = 0.013 for PVC pipe flowing full
 - **$Q_{\max} = 0.85 \text{ cfs} > Q_{100} = 0.61 \text{ cfs OK}$**

- **$Q_{100\text{-yr swale (max)}} = 0.05 \text{ cfs}$**

- n = 0.24 for dense grass/lawn
 - 3H:1V (max) side slopes
 - S=0.5% (min)
 - Minimal bottom width
 - $D_{\min} = 0.36 \text{ ft} + 0.5 \text{ ft of freeboard}$
 - **Minimum total swale depth = 0.86 ft**
 - See STM-11 for supporting documentation



Job Name: Longplay Winery

Job No: 18088_5

Sheet No: STM-9

Client: RBA

Date: October 2018 By: RMK

Time of Concentration T_c Calculations

- Pre-Developed:**

Pre-Developed Sheet Flow:

$$L = 114' \quad T_1 = \frac{0.42 (0.011 \times 114)^{0.8}}{(1.58) \times (0.05)^{0.4}} = 1.06 \text{ MIN}$$

P = 1.58in

S = 5.0%

n = 0.011

Pre-Developed Shallow Flow:

$$L = 113' \quad T_2 = \frac{113}{60 \times 2.28} = 0.83 \text{ MIN}$$

V = 16.1345 * 0.02^{0.5} = 2.28

S = 2.0%

Pre-Developed T_c = 5 min

- Post-Developed:**

Post-Developed Sheet Flow:

$$L = 45' \quad T_1 = \frac{0.42 (0.011 \times 45)^{0.8}}{(1.58) \times (0.02)^{0.4}} = 0.72 \text{ MIN}$$

P = 1.58in

S = 2.0%

n = 0.011

Post-Developed Pipe Flow:

$$L = 150' \quad T_2 = \frac{150}{60 \times 2.87} = 0.87 \text{ MIN}$$

V_{full} = 20.3282 * 0.02^{0.5} = 2.87

S = 2.0%

Post-Developed T_c = 1.35 + 0.57 = 1.92 Use 5 min

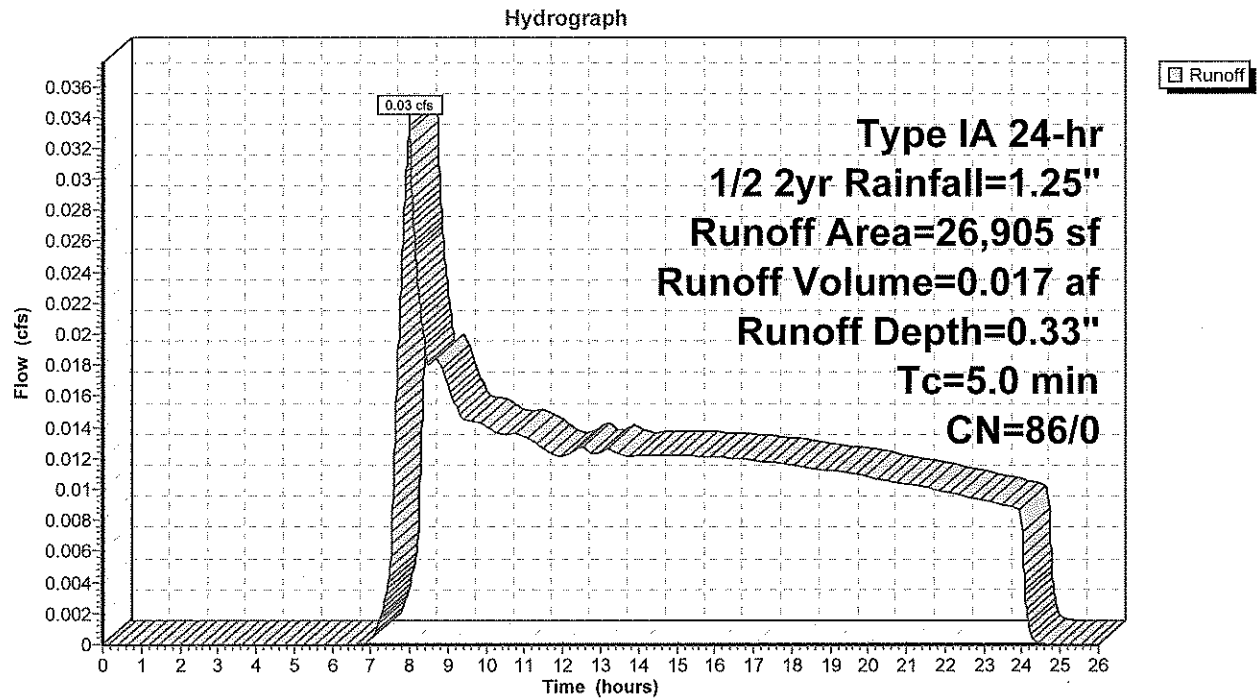
18088_STM Design

Prepared by {enter your company name here}

HydroCAD® 10.00 s/n 07105 © 2011 HydroCAD Software Solutions LLC

Type IA 24-hr 1/2 2yr Rainfall=1.25"

Printed 1/31/2019

Subcatchment 15S: Pre-Dev

18088_STM Design

Type IA 24-hr 2 yr Rainfall=2.50"

Prepared by {enter your company name here}

Printed 1/31/2019

HydroCAD® 10.00 s/n 07105 © 2011 HydroCAD Software Solutions LLC

Page 1

Summary for Subcatchment 15S: Pre-Dev

Runoff = 0.18 cfs @ 7.97 hrs, Volume= 0.064 af, Depth= 1.24"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-26.00 hrs, dt= 0.01 hrs

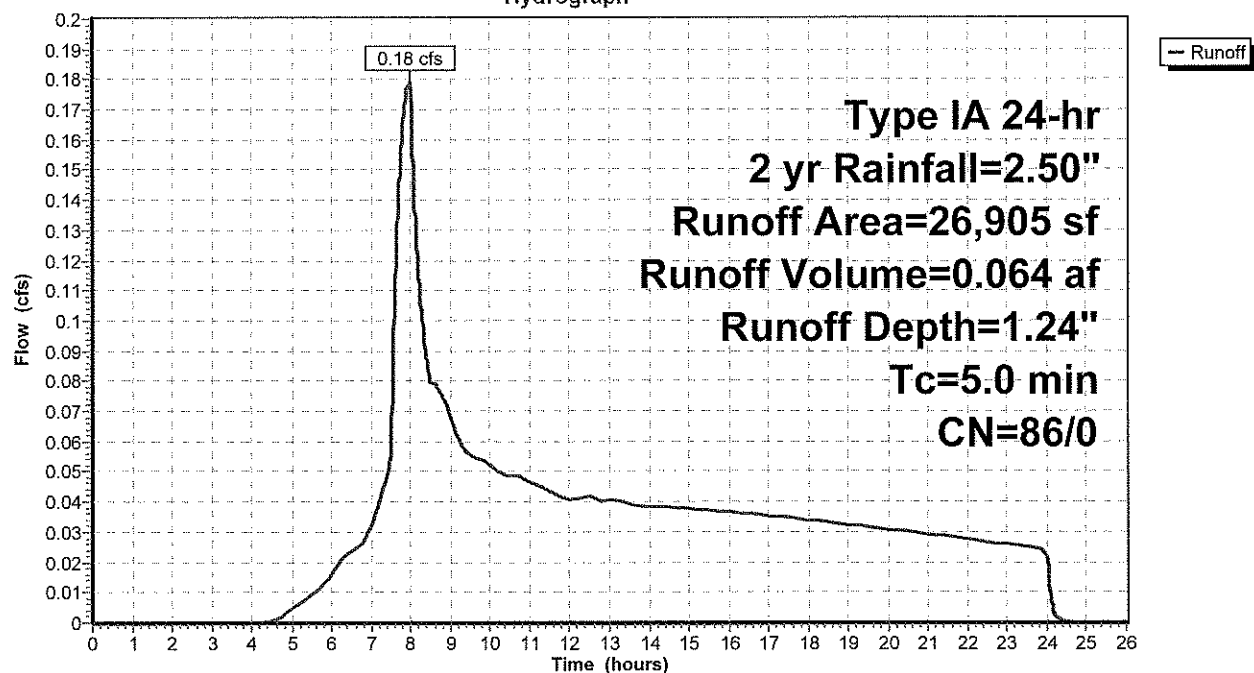
Type IA 24-hr 2 yr Rainfall=2.50"

	Area (sf)	CN	Description
*	26,905	86	
	26,905	86	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 15S: Pre-Dev

Hydrograph



18088_STM Design

Type IA 24-hr 10 Rainfall=3.50"

Prepared by {enter your company name here}

Printed 1/31/2019

HydroCAD® 10.00 s/n 07105 © 2011 HydroCAD Software Solutions LLC

Page 2

Summary for Subcatchment 15S: Pre-Dev

Runoff = 0.32 cfs @ 7.94 hrs, Volume= 0.108 af, Depth= 2.10"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-26.00 hrs, dt= 0.01 hrs

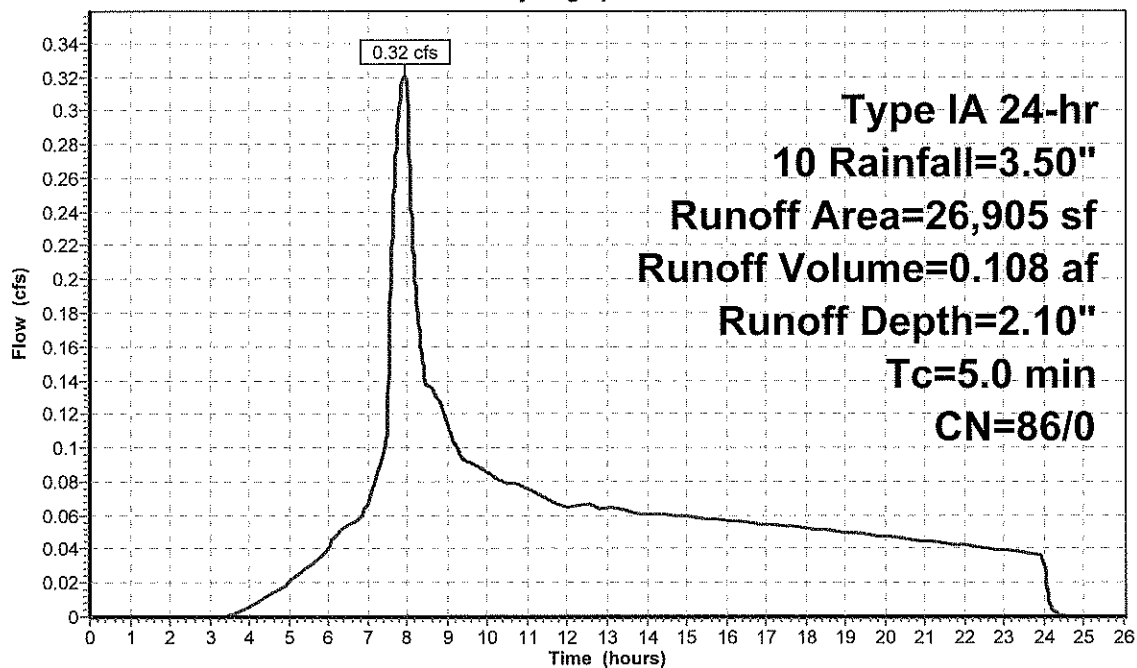
Type IA 24-hr 10 Rainfall=3.50"

	Area (sf)	CN	Description
*	26,905	86	
	26,905	86	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 15S: Pre-Dev

Hydrograph



18088_STM Design

Type IA 24-hr 25 yr Rainfall=4.00"

Prepared by {enter your company name here}

Printed 1/31/2019

HydroCAD® 10.00 s/n 07105 © 2011 HydroCAD Software Solutions LLC

Page 3

Summary for Subcatchment 15S: Pre-Dev

Runoff = 0.39 cfs @ 7.93 hrs, Volume= 0.131 af, Depth= 2.55"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-26.00 hrs, dt= 0.01 hrs

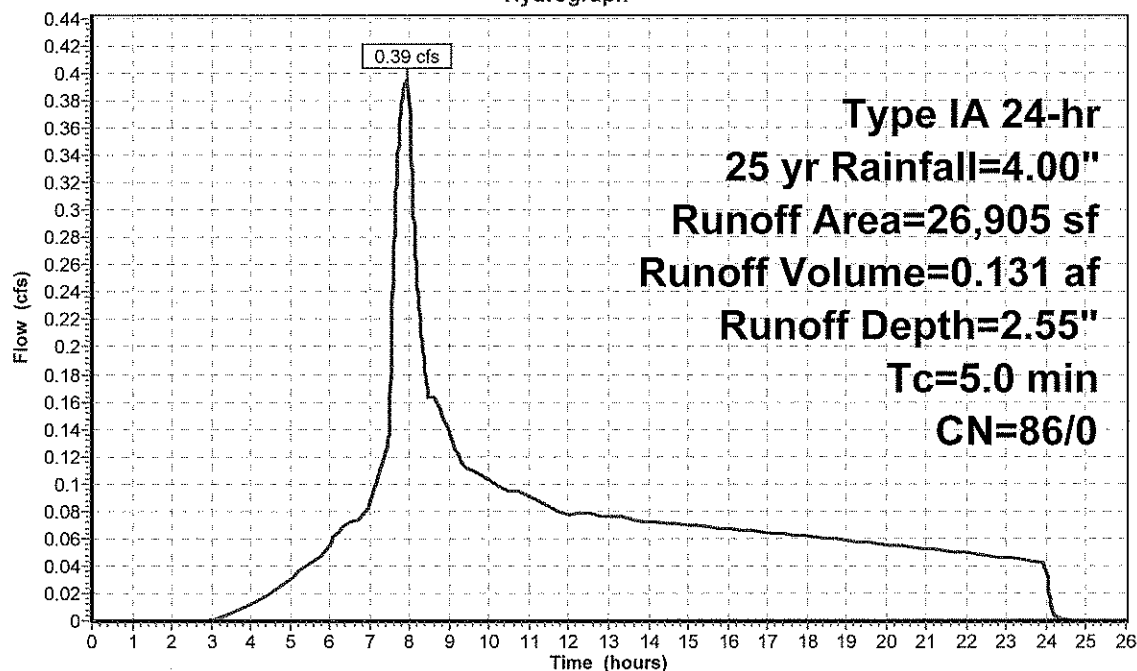
Type IA 24-hr 25 yr Rainfall=4.00"

	Area (sf)	CN	Description
*	26,905	86	
	26,905	86	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 15S: Pre-Dev

Hydrograph



18088_STM Design

Prepared by {enter your company name here}

HydroCAD® 10.00 s/n 07105 © 2011 HydroCAD Software Solutions LLC

Type IA 24-hr 100 yr Rainfall=4.50"

Printed 1/31/2019

Page 4

Summary for Subcatchment 15S: Pre-Dev

Runoff = 0.47 cfs @ 7.93 hrs, Volume= 0.155 af, Depth= 3.00"

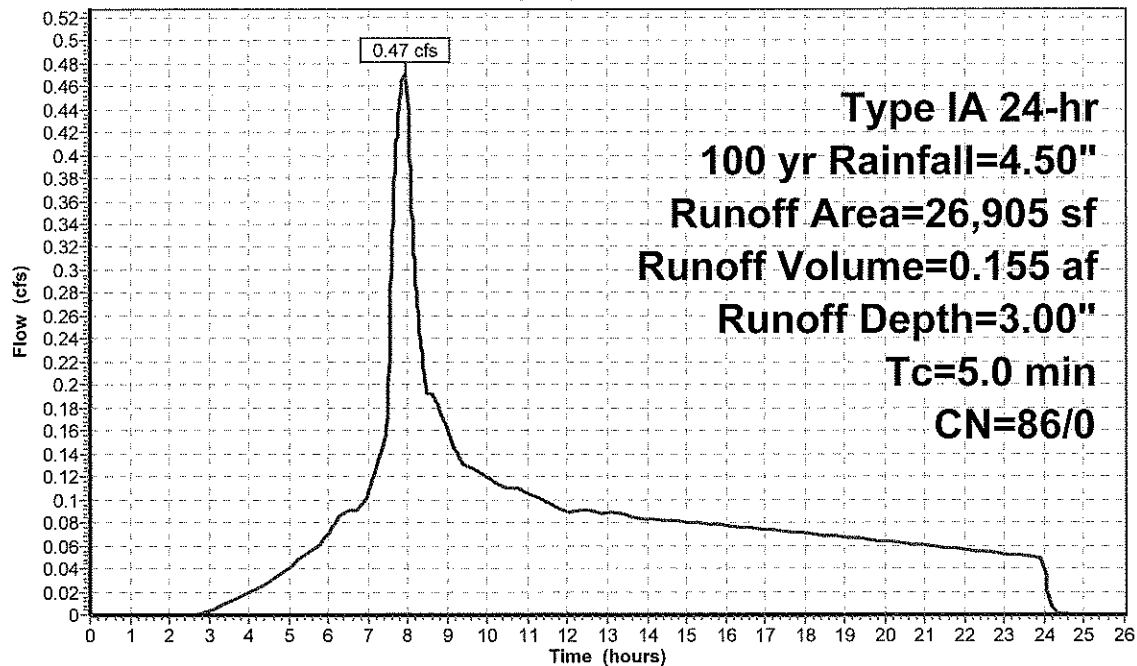
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-26.00 hrs, dt= 0.01 hrs
Type IA 24-hr 100 yr Rainfall=4.50"

	Area (sf)	CN	Description
*	26,905	86	
	26,905	86	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 15S: Pre-Dev

Hydrograph



18088_STM Design

Prepared by {enter your company name here}

Type IA 24-hr WQ Rainfall=1.00"

HydroCAD® 10.00 s/n 07105 © 2011 HydroCAD Software Solutions LLC

Printed 1/31/2019

Page 1

Summary for Subcatchment 24S: Post-Dev

Runoff = 0.10 cfs @ 7.92 hrs, Volume= 0.033 af, Depth= 0.65"

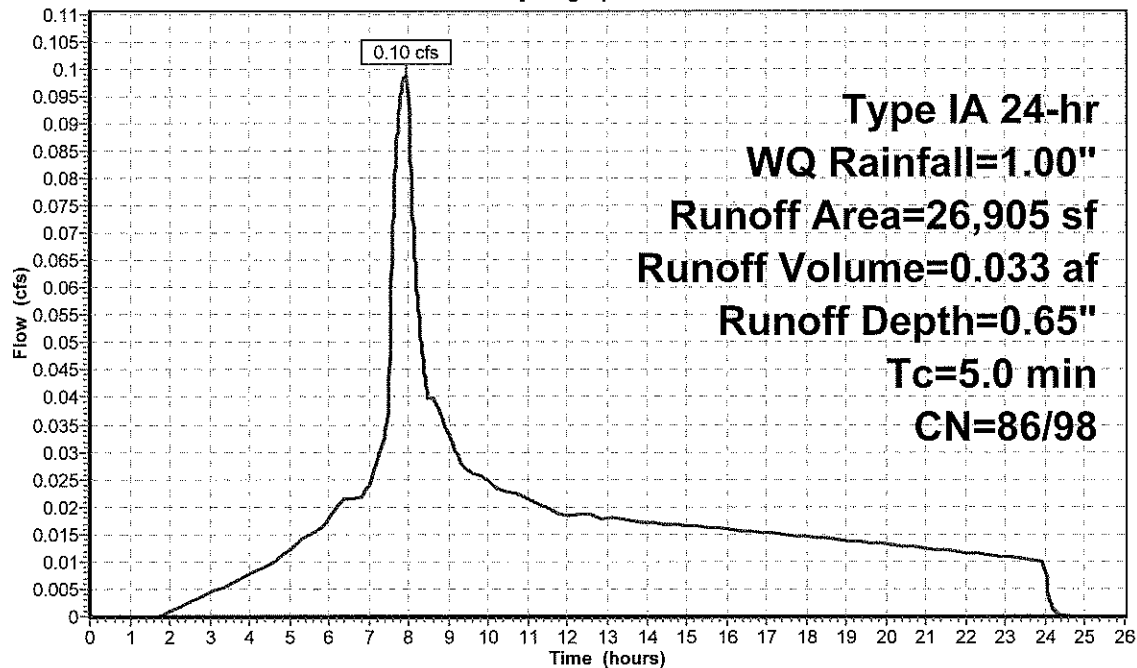
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-26.00 hrs, dt= 0.01 hrs
Type IA 24-hr WQ Rainfall=1.00"

	Area (sf)	CN	Description
*	20,471	98	Impervious
*	6,434	86	Pervious
	26,905	95	Weighted Average
	6,434	86	23.91% Pervious Area
	20,471	98	76.09% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 24S: Post-Dev

Hydrograph



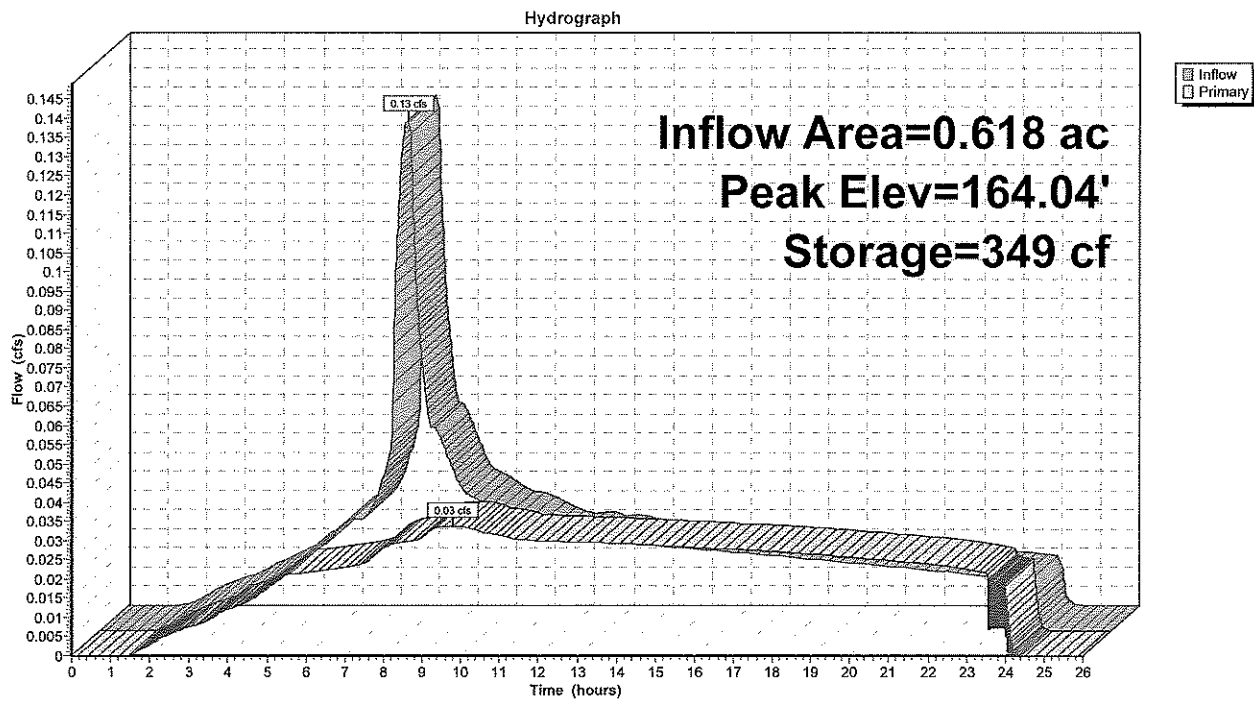
18088_STM Design

Prepared by {enter your company name here}

HydroCAD® 10.00 s/n 07105 © 2011 HydroCAD Software Solutions LLC

Type IA 24-hr 1/2 2yr Rainfall=1.25"

Printed 1/31/2019

Pond 25P: Detention MH

18088_STM Design

Type IA 24-hr 1/2 2yr Rainfall=1.25"

Prepared by {enter your company name here}

Printed 1/31/2019

HydroCAD® 10.00 s/n 07105 © 2011 HydroCAD Software Solutions LLC

Summary for Pond 25P: Detention MH

[87] Warning: Oscillations may require Finer Routing or smaller dt

Inflow Area = 0.618 ac, 76.09% Impervious, Inflow Depth = 0.87" for 1/2 2yr event
 Inflow = 0.13 cfs @ 7.91 hrs, Volume= 0.045 af
 Outflow = 0.03 cfs @ 9.81 hrs, Volume= 0.045 af, Atten= 75%, Lag= 113.7 min
 Primary = 0.03 cfs @ 9.81 hrs, Volume= 0.045 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-26.00 hrs, dt= 0.01 hrs
 Peak Elev= 164.04' @ 9.81 hrs Surf.Area= 457 sf Storage= 349 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
 Center-of-Mass det. time= 105.2 min (823.4 - 718.2)

Volume	Invert	Avail.Storage	Storage Description
#1	163.00'	1,131 cf	36.0" D x 160.0'L Pipe Storage

Device	Routing	Invert	Outlet Devices
#1	Primary	162.00'	8.0" Round Primary Manole Out L= 10.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 162.00' / 160.90' S= 0.1100 ' ' Cc= 0.900 n= 0.011 Concrete pipe, straight & clean, Flow Area= 0.35 sf
#2	Primary	162.00'	0.9" Horiz. Orifice 1 - 1/2 of 2 yr C= 0.600 Limited to weir flow at low heads
#3	Device 1	164.00'	2.5" Vert. Orifice 2 - 2 yr C= 0.600
#4	Device 1	164.80'	2.4" Vert. Orifice 3 - 10 yr C= 0.600
#5	Device 1	165.30'	1.3" Horiz. Orifice 4 - 25 yr C= 0.600 Limited to weir flow at low heads
#6	Device 1	165.80'	8.0" Horiz. Overflow C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.03 cfs @ 9.81 hrs HW=164.04' (Free Discharge)

1=Primary Manole Out (Passes 0.00 cfs of 2.20 cfs potential flow)
 3=Orifice 2 - 2 yr (Orifice Controls 0.00 cfs @ 0.70 fps)
 4=Orifice 3 - 10 yr (Controls 0.00 cfs)
 5=Orifice 4 - 25 yr (Controls 0.00 cfs)
 6=Overflow (Controls 0.00 cfs)
 2=Orifice 1 - 1/2 of 2 yr (Orifice Controls 0.03 cfs @ 6.88 fps)

18088_STM Design

Prepared by {enter your company name here}

Type IA 24-hr 2 yr Rainfall=2.50"

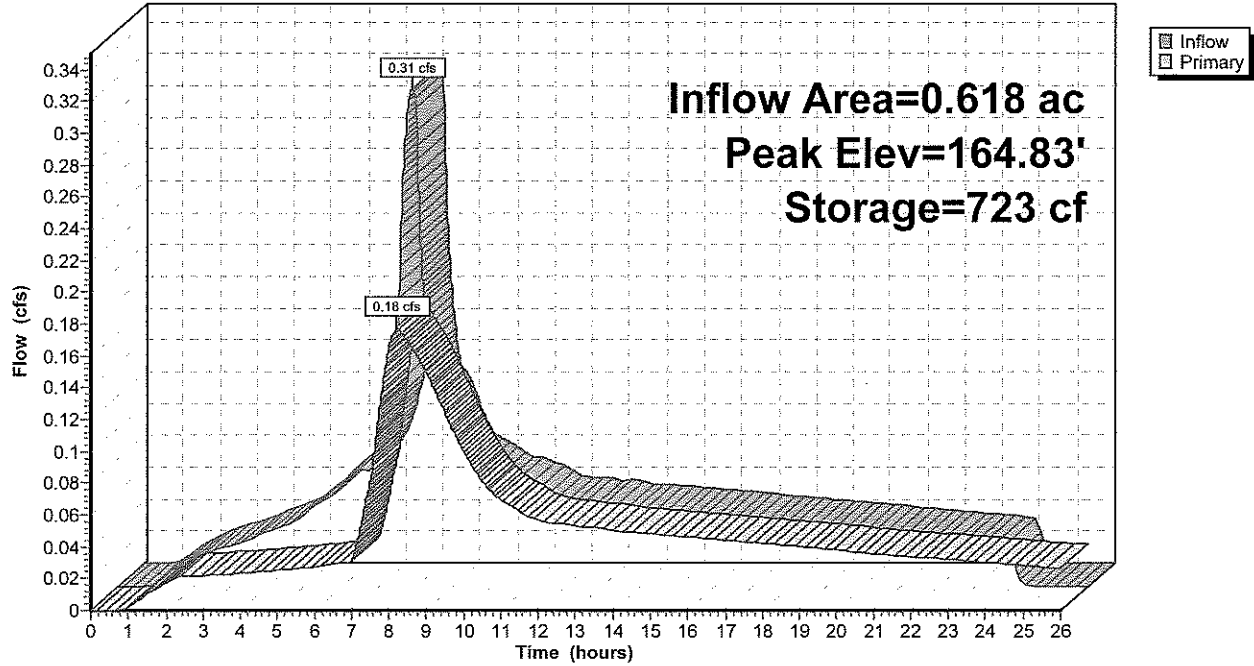
Printed 1/31/2019

HydroCAD® 10.00 s/n 07105 © 2011 HydroCAD Software Solutions LLC

Page 2

Pond 25P: Detention MH

Hydrograph



18088_STM Design

Type IA 24-hr 2 yr Rainfall=2.50"

Prepared by {enter your company name here}

Printed 1/31/2019

HydroCAD® 10.00 s/n 07105 © 2011 HydroCAD Software Solutions LLC

Page 1

Summary for Pond 25P: Detention MH

Inflow Area = 0.618 ac, 76.09% Impervious, Inflow Depth = 2.03" for 2 yr event
 Inflow = 0.31 cfs @ 7.89 hrs, Volume= 0.104 af
 Outflow = 0.18 cfs @ 8.22 hrs, Volume= 0.101 af, Atten= 43%, Lag= 19.5 min
 Primary = 0.18 cfs @ 8.22 hrs, Volume= 0.101 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-26.00 hrs, dt= 0.01 hrs
 Peak Elev= 164.83' @ 8.22 hrs Surf.Area= 468 sf Storage= 723 cf

Plug-Flow detention time= 101.5 min calculated for 0.101 af (97% of inflow)
 Center-of-Mass det. time= 78.8 min (770.4 - 691.5)

Volume	Invert	Avail.Storage	Storage Description
#1	163.00'	1,131 cf	36.0" D x 160.0'L Pipe Storage

Device	Routing	Invert	Outlet Devices
#1	Primary	162.00'	8.0" Round Primary Manole Out L= 10.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 162.00' / 160.90' S= 0.1100 '/' Cc= 0.900 n= 0.011 Concrete pipe, straight & clean, Flow Area= 0.35 sf
#2	Primary	162.00'	0.9" Horiz. Orifice 1 - 1/2 of 2 yr C= 0.600 Limited to weir flow at low heads
#3	Device 1	164.00'	2.5" Vert. Orifice 2 - 2 yr C= 0.600
#4	Device 1	164.80'	2.4" Vert. Orifice 3 - 10 yr C= 0.600
#5	Device 1	165.30'	1.3" Horiz. Orifice 4 - 25 yr C= 0.600 Limited to weir flow at low heads
#6	Device 1	165.80'	8.0" Horiz. Overflow C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.18 cfs @ 8.22 hrs HW=164.83' (Free Discharge)

1=Primary Manole Out (Passes 0.14 cfs of 2.66 cfs potential flow)
 3=Orifice 2 - 2 yr (Orifice Controls 0.14 cfs @ 4.10 fps)
 4=Orifice 3 - 10 yr (Orifice Controls 0.00 cfs @ 0.60 fps)
 5=Orifice 4 - 25 yr (Controls 0.00 cfs)
 6=Overflow (Controls 0.00 cfs)
 2=Orifice 1 - 1/2 of 2 yr (Orifice Controls 0.04 cfs @ 8.10 fps)

18088_STM Design

Prepared by {enter your company name here}

HydroCAD® 10.00 s/n 07105 © 2011 HydroCAD Software Solutions LLC

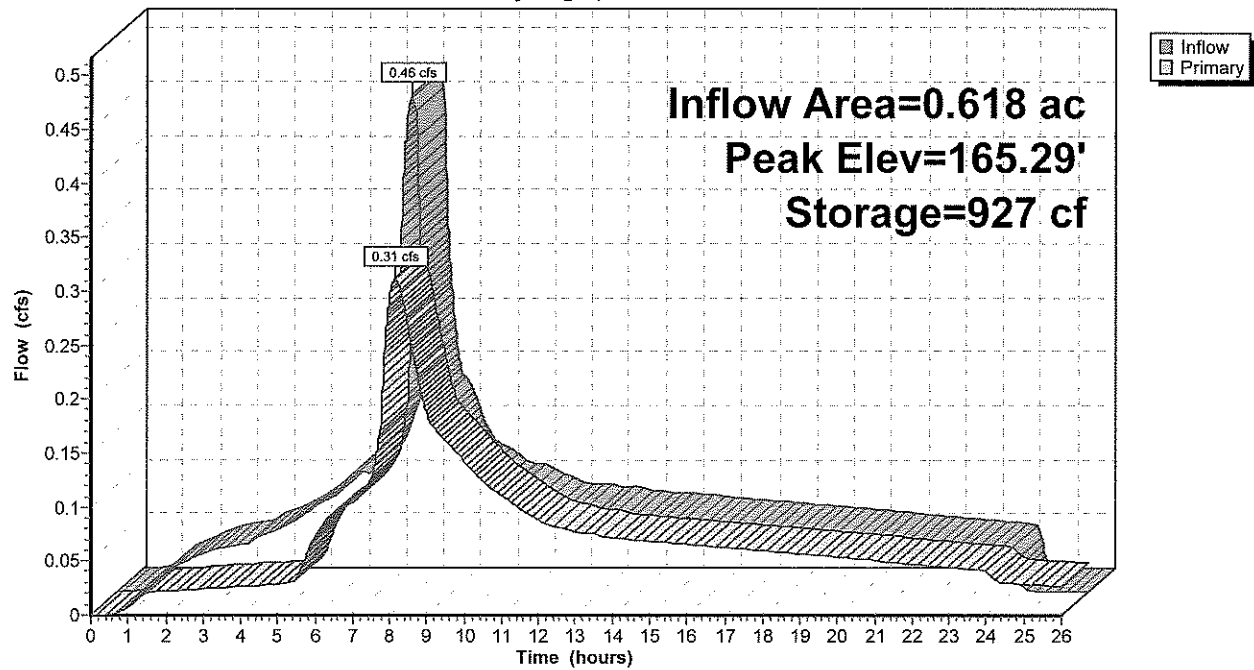
Type IA 24-hr 10 Rainfall=3.50"

Printed 1/31/2019

Page 4

Pond 25P: Detention MH

Hydrograph



18088_STM Design

Type IA 24-hr 10 Rainfall=3.50"

Prepared by {enter your company name here}

Printed 1/31/2019

HydroCAD® 10.00 s/n 07105 © 2011 HydroCAD Software Solutions LLC

Page 3

Summary for Pond 25P: Detention MH

Inflow Area = 0.618 ac, 76.09% Impervious, Inflow Depth = 2.99" for 10 event
 Inflow = 0.46 cfs @ 7.89 hrs, Volume= 0.154 af
 Outflow = 0.31 cfs @ 8.13 hrs, Volume= 0.150 af, Atten= 32%, Lag= 14.4 min
 Primary = 0.31 cfs @ 8.13 hrs, Volume= 0.150 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-26.00 hrs, dt= 0.01 hrs
 Peak Elev= 165.29' @ 8.13 hrs Surf.Area= 408 sf Storage= 927 cf

Plug-Flow detention time= 82.9 min calculated for 0.150 af (98% of inflow)
 Center-of-Mass det. time= 64.7 min (745.5 - 680.9)

Volume	Invert	Avail.Storage	Storage Description
#1	163.00'	1,131 cf	36.0" D x 160.0'L Pipe Storage

Device	Routing	Invert	Outlet Devices
#1	Primary	162.00'	8.0" Round Primary Manole Out L= 10.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 162.00' / 160.90' S= 0.1100 ' / ' Cc= 0.900 n= 0.011 Concrete pipe, straight & clean, Flow Area= 0.35 sf
#2	Primary	162.00'	0.9" Horiz. Orifice 1 - 1/2 of 2 yr C= 0.600 Limited to weir flow at low heads
#3	Device 1	164.00'	2.5" Vert. Orifice 2 - 2 yr C= 0.600
#4	Device 1	164.80'	2.4" Vert. Orifice 3 - 10 yr C= 0.600
#5	Device 1	165.30'	1.3" Horiz. Orifice 4 - 25 yr C= 0.600 Limited to weir flow at low heads
#6	Device 1	165.80'	8.0" Horiz. Overflow C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.31 cfs @ 8.13 hrs HW=165.29' (Free Discharge)

1=Primary Manole Out (Passes 0.27 cfs of 2.89 cfs potential flow)
 3=Orifice 2 - 2 yr (Orifice Controls 0.18 cfs @ 5.25 fps)
 4=Orifice 3 - 10 yr (Orifice Controls 0.09 cfs @ 3.01 fps)
 5=Orifice 4 - 25 yr (Controls 0.00 cfs)
 6=Overflow (Controls 0.00 cfs)
 2=Orifice 1 - 1/2 of 2 yr (Orifice Controls 0.04 cfs @ 8.74 fps)

18088_STM Design

Prepared by {enter your company name here}

HydroCAD® 10.00 s/n 07105 © 2011 HydroCAD Software Solutions LLC

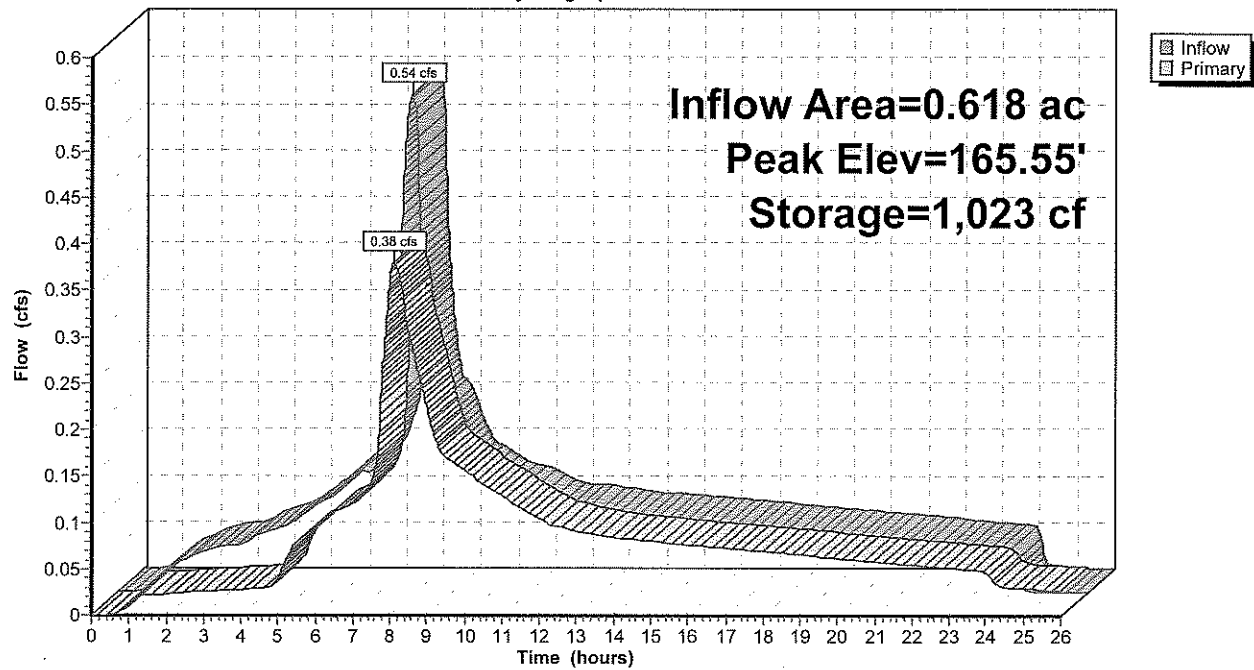
Type IA 24-hr 25 yr Rainfall=4.00"

Printed 1/31/2019

Page 6

Pond 25P: Detention MH

Hydrograph



18088_STM Design

Type IA 24-hr 25 yr Rainfall=4.00"

Prepared by {enter your company name here}

Printed 1/31/2019

HydroCAD® 10.00 s/n 07105 © 2011 HydroCAD Software Solutions LLC

Page 5

Summary for Pond 25P: Detention MH

Inflow Area = 0.618 ac, 76.09% Impervious, Inflow Depth = 3.47" for 25 yr event
 Inflow = 0.54 cfs @ 7.89 hrs, Volume= 0.179 af
 Outflow = 0.38 cfs @ 8.11 hrs, Volume= 0.175 af, Atten= 29%, Lag= 13.3 min
 Primary = 0.38 cfs @ 8.11 hrs, Volume= 0.175 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-26.00 hrs, dt= 0.01 hrs
 Peak Elev= 165.55' @ 8.11 hrs Surf.Area= 344 sf Storage= 1,023 cf

Plug-Flow detention time= 76.9 min calculated for 0.175 af (98% of inflow)
 Center-of-Mass det. time= 60.6 min (737.6 - 677.0)

Volume	Invert	Avail.Storage	Storage Description
#1	163.00'	1,131 cf	36.0" D x 160.0'L Pipe Storage

Device	Routing	Invert	Outlet Devices
#1	Primary	162.00'	8.0" Round Primary Manole Out L= 10.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 162.00' / 160.90' S= 0.1100 ' /' Cc= 0.900 n= 0.011 Concrete pipe, straight & clean, Flow Area= 0.35 sf
#2	Primary	162.00'	0.9" Horiz. Orifice 1 - 1/2 of 2 yr C= 0.600 Limited to weir flow at low heads
#3	Device 1	164.00'	2.5" Vert. Orifice 2 - 2 yr C= 0.600
#4	Device 1	164.80'	2.4" Vert. Orifice 3 - 10 yr C= 0.600
#5	Device 1	165.30'	1.3" Horiz. Orifice 4 - 25 yr C= 0.600 Limited to weir flow at low heads
#6	Device 1	165.80'	8.0" Horiz. Overflow C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.38 cfs @ 8.11 hrs HW=165.55' (Free Discharge)

1=Primary Manole Out (Passes 0.34 cfs of 3.01 cfs potential flow)

3=Orifice 2 - 2 yr (Orifice Controls 0.20 cfs @ 5.78 fps)

4=Orifice 3 - 10 yr (Orifice Controls 0.12 cfs @ 3.87 fps)

5=Orifice 4 - 25 yr (Orifice Controls 0.02 cfs @ 2.38 fps)

6=Overflow (Controls 0.00 cfs)

2=Orifice 1 - 1/2 of 2 yr (Orifice Controls 0.04 cfs @ 9.07 fps)

18088_STM Design

Prepared by {enter your company name here}

HydroCAD® 10.00 s/n 07105 © 2011 HydroCAD Software Solutions LLC

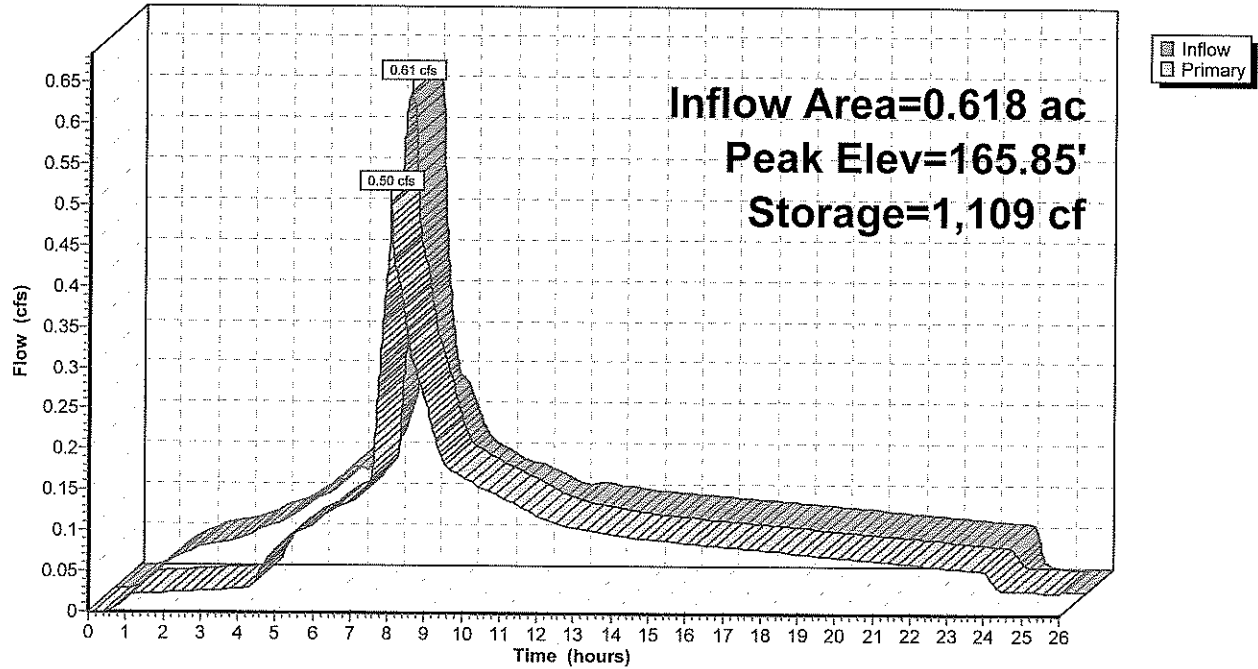
Type IA 24-hr 100 yr Rainfall=4.50"

Printed 1/31/2019

Page 8

Pond 25P: Detention MH

Hydrograph



18088_STM Design

Prepared by {enter your company name here}

Type IA 24-hr 100 yr Rainfall=4.50"

HydroCAD® 10.00 s/n 07105 © 2011 HydroCAD Software Solutions LLC

Printed 1/31/2019

Page 7

Summary for Pond 25P: Detention MH

Inflow Area = 0.618 ac, 76.09% Impervious, Inflow Depth = 3.96" for 100 yr event
 Inflow = 0.61 cfs @ 7.89 hrs, Volume= 0.204 af
 Outflow = 0.50 cfs @ 8.05 hrs, Volume= 0.200 af, Atten= 18%, Lag= 10.0 min
 Primary = 0.50 cfs @ 8.05 hrs, Volume= 0.200 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-26.00 hrs, dt= 0.01 hrs
 Peak Elev= 165.85' @ 8.05 hrs Surf.Area= 212 sf Storage= 1,109 cf

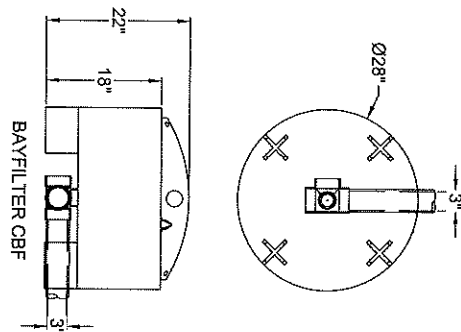
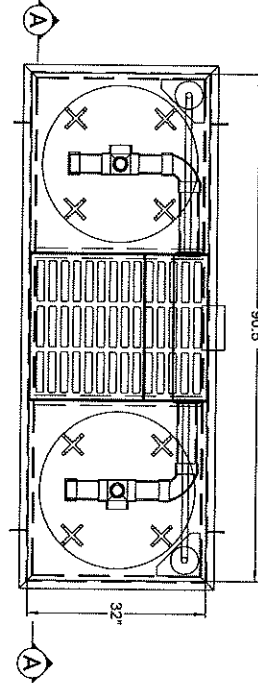
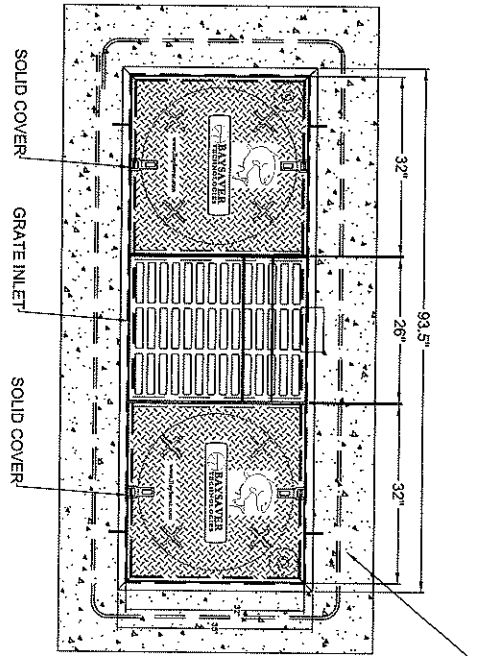
Plug-Flow detention time= 72.3 min calculated for 0.200 af (98% of inflow)
 Center-of-Mass det. time= 57.5 min (731.3 - 673.8)

Volume	Invert	Avail.Storage	Storage Description
#1	163.00'	1,131 cf	36.0" D x 160.0'L Pipe Storage

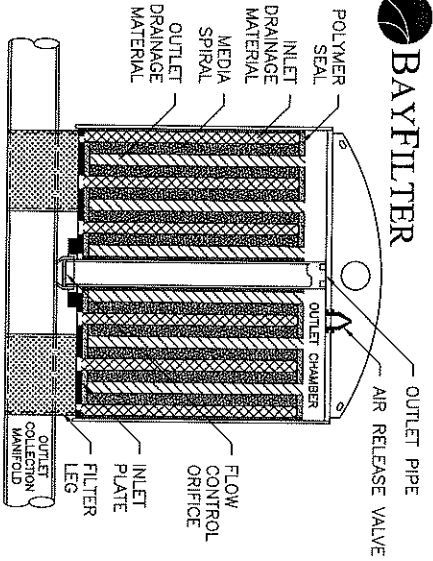
Device	Routing	Invert	Outlet Devices
#1	Primary	162.00'	8.0" Round Primary Manole Out L= 10.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 162.00' / 160.90' S= 0.1100 ' S= 0.1100 ' Cc= 0.900 n= 0.011 Concrete pipe, straight & clean, Flow Area= 0.35 sf
#2	Primary	162.00'	0.9" Horiz. Orifice 1 - 1/2 of 2 yr C= 0.600 Limited to weir flow at low heads
#3	Device 1	164.00'	2.5" Vert. Orifice 2 - 2 yr C= 0.600
#4	Device 1	164.80'	2.4" Vert. Orifice 3 - 10 yr C= 0.600
#5	Device 1	165.30'	1.3" Horiz. Orifice 4 - 25 yr C= 0.600 Limited to weir flow at low heads
#6	Device 1	165.80'	8.0" Horiz. Overflow C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.50 cfs @ 8.05 hrs HW=165.84' (Free Discharge)

- 1=Primary Manole Out (Passes 0.46 cfs of 3.15 cfs potential flow)
- 3=Orifice 2 - 2 yr (Orifice Controls 0.22 cfs @ 6.35 fps)
- 4=Orifice 3 - 10 yr (Orifice Controls 0.15 cfs @ 4.68 fps)
- 5=Orifice 4 - 25 yr (Orifice Controls 0.03 cfs @ 3.55 fps)
- 6=Overflow (Weir Controls 0.06 cfs @ 0.69 fps)
- 2=Orifice 1 - 1/2 of 2 yr (Orifice Controls 0.04 cfs @ 9.44 fps)

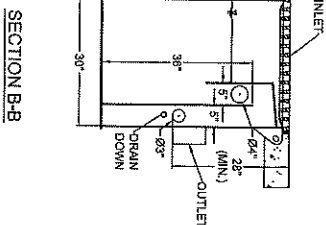
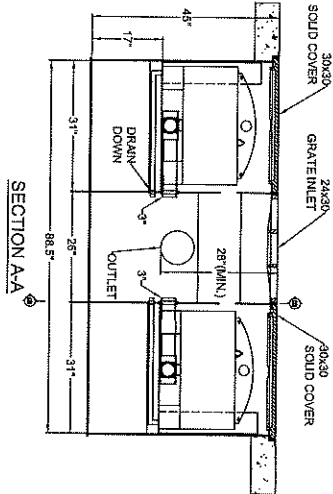


PLAN VIEW



BAYFILTER CBF-S	
PROJECT	
LOCATION	
WATER QUALITY FLOW	45 GPM
DRAINAGE AREA	
CARTIDGE DESIGN FLOW RATE	22.5 GPM
# BAYFILTER CARTRIDGES	2
TREATED SEDIMENT CAPACITY	360 LBS

THE BAYFILTER STORMWATER MANAGEMENT SYSTEMS A STORMWATER FILTRATION DEVICE DESIGNED TO REMOVE FINE SEDIMENTS, HEAVY METALS, AND PHOSPHORUS. THE BAYFILTER SYSTEM RELIES ON A SPIRAL WOUND MEDIA FILTER CARTRIDGE WITH APPROXIMATELY 45 SQUARE FEET OF FILTRATION AREA. THE FILTER CARTRIDGES REMOVE POLLUTANTS FROM RUNOFF BY FILTRATION (INTERCEPTION/ATTACHMENT) AND ADSORPTION.



4640 TRUAMAN BLVD
HILLIARD, OH 43026
1-800-733-7473



1030 Deer Hollow Drive 1-800-BAYSAYER
Mount Airy, MD 21771 1-800-229-7283

REV	DRW	CHK	DESCRIPTION

DATE: --	DRAWN: --
PROJECT #: --	CHECKED: --

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS UNDER THE DIRECTION OF THE SITE DESIGN ENGINEER OR OTHER PROJECT REPRESENTATIVE. THE SITE DESIGN ENGINEER SHALL REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO ENSURE THAT THE PRODUCT(S) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.

